



**WORKFORCE
SERVICES**
HOUSING & COMMUNITY
DEVELOPMENT

Moderate Income Housing Program

2024 Annual Report Submissions



REPORTING PERIOD AUGUST 1, 2023 TO JULY 31, 2024

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

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americanjobcenter

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Program Summary

The Moderate Income Housing Report is an annual requirement for 95 cities and counties which meet population criteria described in 10-9a-408 and 17-27a-408. This process requires that these cities and counties plan for and report progress on moderate income housing activities to comply.

The report contains two key sections, the initial report section and a progress report section. An initial report will be completed in the first year that a jurisdiction is required to report and any year that a jurisdiction amends their strategies or implementation plans. The initial report must include a description of each moderate income housing strategy selected by the jurisdiction, the exact strategy language from statute, and an implementation plan for those strategies with specific measures and benchmarks.

The progress report will be submitted in every year following the first year that a jurisdiction is required to report and will describe actions taken, land use regulations or decisions made, barriers encountered, and market responses as a result of implementing strategies over the previous 12-month period. This report also documents housing related metrics like Accessory Dwelling Units, Entitlements, and current zoning maps for each reporting community.

There are benefits for those jurisdictions that meet or exceed the minimum Moderate Income Housing Reporting requirement. Priority consideration for the Transportation Investment Fund of 2005, including the Transit Transportation Investment Fund is available for jurisdictions which surpass the minimum number of strategies required.

Jurisdictions that do not submit their annual report or do not meet the minimum requirements will be deemed ineligible for funding opportunities, including the Transportation Investment Fund of 2005, the Transit Transportation Investment Fund, and State Tax Commission Distribution of Sales and Use Tax to fund Highways for certain jurisdictions (UCA 59-12-2220). Starting in 2024, a \$250/day penalty fee will be applied to communities which are determined to be non-compliant and ineligible for the above funding sources. At the beginning of a community's consecutive year of being ineligible for funds, the fee will double to \$500/day.

This report documents the annual report submissions as of August 1, 2024.



Alpine city

Who is filling out this report?

Ryan Robinson

Assistant City Administrator/Planning and Zoning Administrator

ryan@alpinecity.org

801-756-6347 EXT. 6

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

<https://acrobat.adobe.com/id/urn:aaid:sc:va6c2:dfaba581-d36e-4832-a50d-82df087e1c33>

Link to general plan, moderate income housing element:

<chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.alpinecity.org/DocumentCenter/View/358/MIH-2022-Report>

Link to website where general plan is posted:

<https://www.alpinecity.org/168/Planning-Zoning>

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Alpine City had a goal to register accessory dwelling units for tracking purposes.



By the completion of 2023 Alpine City took that data and is in the process of reviewing our ADU section of the Code for any changes that we learned from this study. While more changes are coming, we did update our code to make ADUs permitted uses in each zone and made the section they were located easier to find. After 2024 Alpine City will set additional times and benchmarks in order to study and improve the changes made from this year.

What page in the submitted plan can this be found?

4

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

K

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

Alpine City last reporting cycle created a landing spot on the city website for a "good landlord" incentive program. The website is now up and running and we have been advertising it to those with rental properties via word of mouth. For the next reporting cycle we plan to amend our plan with updated dates for 2026 to spread awareness, update fees, and offer in person courses to make this strategy more accessible.

What page in the submitted plan can this be found?



4

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

L

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

By July of 2023 Alpine City Staff recommended several options to waive, reduce, or eliminate impact fees associated with MIH. The City Council approved reducing sewer and storm drain impact fees for homes that are deed-restricted to meet the requirements for moderate income housing. Alpine City has not a developer willing to deed restrict homes in order to take advantage of this waiver. Moving forward this year we are studying additional impact fee waivers to further entice usage.

What page in the submitted plan can this be found?

4

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



No

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://www.alpinecity.org/DocumentCenter/View/571/Zoning-Map-2023>

When did the last zoning map or text amendment occur?

September 12, 2023

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development



on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

294-Single Family Homes

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

2, 140 Assisted Living Units

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

124 parcels 294 residential units

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

120

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

There are many properties in Alpine that exceed the average slope required to build. We also have a lot of farm property that is either in use or the owner is unwilling to develop it. There are a few instances of a person buying multiple



lots and combining them in order to have a larger home. The smaller lots that remain are large enough for one or two homes to be build on them.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Right now the majority of subdivisions we see are smaller two-three lots because of the remaining lots available. Many of the larger parcels have an average slope that would make building additional homes unsafe. This limits the amount of stock we have available. We had a proposed development that had the amount of homes significantly reduced due to the slope of the lots. It is not uncommon to have a new development approved and have an individual but multiple lots and combine them into one lot for a larger home. The city is focusing on our main street area and the middle of town for missing middle housing options as that is the easiest to build. Most of this area is already built out, so our focus is on redevelopment options.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

161

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

7



Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

7

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing needs data, Planning technical assistance, Case studies for strategies, Staff resources, Reporting technical assistance

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Consistency in what the legislature is asking as far as reporting is concerned. Education for local elected officials on the requirements associated with MIH. Presentations with real-world examples from communities who are exceeding the state's expectations in regard to MIH. A variety of these examples would be great, I.E. a rural example, mid-size, and larger communities.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.



Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Alpine City has been tracking and registering Accessory Dwelling Units within the City through the year 2023. This registry is up to date and the city is working on new strategies based on what we learned with the system in place. This year we have made improvements to obtaining approval for an ADU and as you'll see in the following questions, implemented several new policies to support this strategy. By the end of 2024 we will select a new date to implement new goals and strategies to support what we have implemented and plan to improve upon.

3. What page in the submitted plan can this be found?

4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Alpine City currently allows internal accessory dwelling units that are owner occupied in every zone within the city. During the requested reporting period, the city took several actions to further this stated goal. The City Council adopted ordinance 2023-27 which made IADUs a permitted use approved by staff, where it was previously a CUP. Part of this was also to make the ADU chapter more



accessible and easy to find. The city had previously created an ADU 101 to help residents know the requirements before this reporting cycle. We are also working on a plan for our main street that includes a missing middle housing element that will include more affordable friendly options for mixed use/ADU housing along our major arterial roads. We expect to complete this project early 2025.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Alpine City wants to make accessory apartments permits as simple as possible while ensuring the integrity and vision of the neighborhood remains intact. As referenced in question 4, during the past year we made the approval process much simpler and continued to provide information so residents know the rules to having an ADU on their property. We have also obtained a grant and will be partnering with MAG and a consultant to address missing middle housing in the city. This grant will help us identify ways we can provide more affordable housing especially along the main arterial roads within the city.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since we began tracking ADUs within the city we have only noticed a small



handful who are not still renting it out. We have not seen a drop off in applications submitted in order to build an ADU in a new or existing home. This next year we are planning to do more of an information push so residents know the rules and the need to register their ADUs. We find there are more out there than are currently registered.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

K

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

By July of 2023, Alpine City implemented a Good landlord incentive program after reaching out to other cities and finding what had been successful. We have now implemented a landing page on the city website explaining the process and benefits of becoming certified as a "good landlord". We also will waive the yearly application fee for ADUs if the owner can show they are



currently certified in this program.

3. What page in the submitted plan can this be found?

4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

During this last reporting cycle, Alpine created a more robust and easy to find landing page for the Good Landlord program. We made several changes from the previous page and included more up to date information. While public participation has been slow, this year we are planning on promoting the site through our City newsletter, social media pages, and sending letters to each registered owner of an ADU within the city. We also plan on becoming certified as a "Good Landlord City".

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City Council has voiced support for this program and has given the staff permission to do more public outreach including sending out letters to ADU owners, social media posts, and including it in the city Newsletter. They are also in support to waiving fees regarding ADUs if a certification is obtained by the ADU owner.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Our biggest barrier has been participation and identifying properties within the



city that identify as MIH. As described above, we have several strategies to get out the information rather than word of mouth as we have in the past.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

As part of the previous MIH report, Alpine City Staff recommended several options to the Council to reduce or waive impact fees. The Council approved Resolution 2023-25 authorizing a reduction by 50% of the impact fees for sewer and storm drain for MIH units. City staff over the last year has attempted to track, as a benchmark, the impact reduction in impacts fees would have on creating MIH in Alpine.

3. What page in the submitted plan can this be found?

4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The application for subdivisions major or minor was given information regarding this option as part of their development. So far, we have not had anyone participate. Over the last year, we have also done a study on various fees including impact fees. Once completed, staff is recommending additional fees be included to waive as part of this strategy.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Staff has been working on a landing page for Moderate-Income-Housing, similar to what we have created for the Good Landlord program. Our intention is to provide awareness to these options. We are also finishing a study from a consultant regarding the various impact fees. Once completed staff will recommend additional fees that could be waived.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in



describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Most of the subdivisions we received during this reporting period are minor subdivisions (three lots or less). The development community has not shown an interest in implementing this strategy as the homes do not meet the requirement of MIH. The major subdivisions we reviewed this part year do not want smaller lots as they believe the value is greater in the larger lot custom homes for this area. Many of the smaller lots here are bought by one owner and then combined into a larger lot.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.



Clicking the "Next" button at the bottom of the form will submit your report.



American Fork city

Who is filling out this report?

Patrick O'Brien

Development Services Director

pobrien@americanfork.gov

8017633060

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

<https://americanfork.gov/276/Planning-Department>

Link to general plan, moderate income housing element:

<https://americanfork.gov/276/Planning-Department>

Link to website where general plan is posted:

<https://americanfork.gov/276/Planning-Department>

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

W

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.



Timeline: Complete by end of 2024

Benchmark/Implementation Steps: Contract with Consultant for Preparation of SAP

Coordinate with MAG and Partners to identify SAP area of interest

Prepare Public Engagement Strategy

Prepare Draft of Plan

Identify Funding Sources and Implementation Strategy

Prepare Final Plan for Adoption

Seek Adoption of Plan by Planning Commission and City Council

Certification of Plan by Certifying Body

What page in the submitted plan can this be found?

11

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

P

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

Timeline: Complete by end of 2025



Identify Funds from Community Reinvestment Area for Use

Create Plan/Program for how funds can be used to "create or subsidize moderate-income housing"

Utilize funds

Prepare Annual Statement of Funds Provided and Funds Utilized

What page in the submitted plan can this be found?

11

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

N

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Timeline: Complete by end of 2025

Establish funds for Mortgage Assistance Program

Create Program Outline

Seek Program Approval from City Council



Implement program in conformity with approved program policies

What page in the submitted plan can this be found?

11

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

H

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Timeline: Complete by end of 2026

Prepare analysis of key areas/developments that are capable of supporting lowered parking requirements

Identify strategy to reduce or eliminate parking requirements

Prepare draft of code text amendment

Present to Planning Commission and City Council for approval

What page in the submitted plan can this be found?



11

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)

Yes

Strategy 5

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

G'

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Timeline: Complete by end of 2024

Identify key locations in commercial or mixed-use zones centered around transit corridors

Research options to amend land use regulations

Present best options for American Fork in terms of potential land use amendments

Create draft of amendments for approval by Planning Commission and City Council

What page in the submitted plan can this be found?

12



Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)

Yes

Strategy 6

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Timeline: Complete by end of 2025

Research different regulations related to IADU & EADU

Presentation to City Council on options/alternatives

Creation of draft regulations for IADU & EADU

Presentation of draft to Planning Commission & City Council

Adoption

Implementation of regulations

What page in the submitted plan can this be found?

12

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)



Yes

Strategy 7

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

A

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Timeline: Complete by end of 2025

Identify Areas to Rezone Based on Ability to Facilitate Moderate-Income Housing Development

Prepare Draft of Map for Rezone and Density Requirements

Prepare staff report and recommendation for Planning Commission and City Council seeking approval

Approval of rezone

What page in the submitted plan can this be found?

12

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

Progress Report Section



Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://afgis.maps.arcgis.com/apps/Viewer/index.html?appid=63399917f54f43f3b17571965f0fbc35>

When did the last zoning map or text amendment occur?

May 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back



requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

437

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

2096

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

437

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The data for potential developable parcels is based off of gross acreage,



and does not consider environmental or geological factors that could impact proposed development.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The data for potential development is based off of gross acreage per zone. The gross acreage was then multiplied by a unit factor to determine dwelling units per gross acre for each zone, and was then combined to show development potential. This dwelling unit potential is a mix of single-family detached units, townhomes, and apartment units.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

19

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

10

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

N/A - Not currently required by City for ADUs



Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

10

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing supply data, Housing needs data, Planning technical assistance, Model ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

It would be helpful to have a list of other agencies who provide services that cities can partner with to help achieve a strategy, for example, an agency that administers downpayment assistance programs that a city can provide the funding to for their program.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

W



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The following steps are the entire implementation steps to be taken to ensure complete implementation of strategy by end of year 2024:

1. Contract with Consultant for Preparation of SAP
2. Coordinate with MAG and Partners to identify SAP area of interest
3. Prepare Public Engagement Strategy
4. Prepare Draft of Plan
5. Identify Funding Sources and Implementation Strategy
6. Prepare Final Plan for Adoption
7. Seek Adoption of Plan by Planning Commission and City Council
8. Certification of Plan by Certifying Body

To date, steps 1-5 have been complete. These steps were complete in the last reporting year, however, due to an expanded scope related to transportation coordination issues and efforts with UTA and UDOT to address some concerns and future plans within the radius of the SAP project zone, it was determined by City Staff, UTA supporting staff, and MAG, that a second phase is needed to address the outstanding transportation issues. These issues are being addressed in the Phase 2 of the project. Steps 1-5 are being revisited as a new RFP was released, and the project awarded to the consultant. While 1-5 were reported last year, they are being reported on again this year as the same steps are being taken due to the expanded scope and newly awarded Phase 2. Work to date is being combined with the new Phase which will be incorporated into a final project deliverable and SAP for certification and adoption. Expected implementation of full strategy is on track for completion by end of 2024.



3. What page in the submitted plan can this be found?

11

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Implementation Strategy Steps Completed to Date (08/01/2023-Present):

- Initial Contract with Consultant for Preparation of SAP
- Coordinate with MAG and Partners to identify SAP area of interest
- Prepare Public Engagement Strategy
- Prepare Draft of Plan
- Identify Funding Sources and Implementation Strategy

Plan was prepared for submission, however, scope had expanded and a new phase and scope was required, including an update to the implementation timeline for the MIHP. Phase II has been initiated and staff in cooperation with consultant has began preparation of Phase II. Adoption is expected by end of 2024. The initial draft of the Station Area Plan was not adopted due to the need to widen the scope due to considerations related to transportation and infrastructure issues. Phase 2 is essentially an extension of the initial draft to address the infrastructure issues, and widen the stakeholder engagement for the project, but the intent is still to achieve SAP certification. Ultimately, the purpose of phase 2 is to continue the initial efforts from the last reporting period. Is a description like this sufficient to alleviate concerns?

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No formal decisions have been made at present. The SAP will present some recommendations and expected policies and programs that need to be implemented to achieve vision of SAP. These steps will then feed towards the full implementation of the strategy of adopting an SAP.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The main barrier that the City has faced is a growing scope, due to the transportation challenges within the area of interest. This barrier has resulted in the need for the City to move to a Phase II SAP to ensure all issues are adequately considered and addressed. This barrier will not prevent completion of all steps, however, it did necessitate the need to amend our MIHP, and extend the timeline marginally.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No market responses have been observed yet, as the strategy has not been fully implemented.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes



Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The following steps are the entire implementation steps to be taken to ensure complete implementation of strategy by end of year 2025:

1. Identify Funds from Community Reinvestment Area for Use
2. Create Plan/Program for how funds can be used to "create or subsidize moderate-income housing"
3. Utilize funds
4. Prepare Annual Statement of Funds Provided and Funds Utilized

To date, staff has identified potential funds from a CRA that can be utilized for a rental assistance program. These identification of funds accomplishes step 1. Potential funds are outlined in the CRA budget for the use of housing set aside funds.

Staff is currently in the process of redrafting a program for the use of these funds. Initially, the plan was to utilize a third-party to administer the program. Unfortunately, no third-party could be secured. At present, the Planning Division and Finance Department are meeting to discuss ways to create a process to administer this program internally.

The funding for this program has been identified, but while the funding is not



fully available, staff is working on getting the right program processes in place to administer the program when fully funded. This is a contributing factor for why the program has not been rolled out fully yet.

3. What page in the submitted plan can this be found?

11

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The following actions from the implementation strategy have taken place to date:

1. Identify Funds from Community Reinvestment Area for Use
2. Create Plan/Program for how funds can be used to "create or subsidize moderate-income housing"

Step 1 outlines the funding available to use in meeting the intent of the strategy. This is a continuation of the step from last year, and to accrue sufficient funding that can be meaningfully utilized within a program to support moderate-income housing. The funds are the specific housing set aside funds from the Patriot Station CRA. It is essentially the funding that will be utilized in the next steps of the strategy within the created program. Step 2 outlines a program for how the strategy can be implemented, and the process that applicants will need to follow to avail themselves of the funding. There have been some challenges in getting this program in place. Planning staff is continuing to work with other City staff on creating the best program that can be implemented to utilize the available funding. This program will be tied to another strategy adopted by the City, and both strategies are dependent on one another. The program component of this strategy is being worked on by staff, with a current draft of a down-payment assistance program being finalized. An additional program related to rental assistance is also being planned, however, this has yet to be drafted, however, funding for this will also come from the Patriot Station CRA housing set aside funds. The first couple years of this program is intended to be for the accrual of funds and creation of programs to utilize the funds. Staff intends the next 12 month period to involve the finalization of the programs, and the potential rollout of the program to help accomplish the intent of the strategy.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use regulations or decisions have been made within the specified timeframe to implement this strategy. Staff believes that this strategy can be implemented without such actions taking place, as the implementation will likely be a result of a legislative action from the City Council.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The primary barrier that staff has experienced in relation to implementing this step is to find a third party to administer the program that shows the utilization of the set-aside funding. As a result, staff has had to revisit the initial program that was drafted as it could not be administered externally and will instead need to be administered internally by the City.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No observed market responses, as program not implemented yet.

8. Links to supporting documentation (Optional)



Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

N

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The following steps are the entire implementation steps to be taken to ensure complete implementation of strategy by end of year 2025:

1. Establish funds for Mortgage Assistance Program
2. Create Program Outline
3. Seek Program Approval from City Council
4. Implement program in conformity with approved program policies

To date, steps 1 & 2 have been initiated. Staff has established the funds for use in the program. Staff, in consultation with our finance team is preparing a program outline, and how it will be administered. Once the program is created, steps 3 and 4 will be implemented which should allow for full program



implementation.

3. What page in the submitted plan can this be found?

11

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff has identified the funds to be used for the program. These funds will be funded through a CRA set-aside from the Patriot Station CRA. This is a continuation of previous years efforts. At present, the City is awaiting the accrual of sufficient funds to be able to adequately implement a program. Planning and finance staff are crafting the program outline to administer the funds. At present, planning staff has presented a program outline for further comment and review. If this will meet the requirements of how our team will be able to administer the program, staff will bring it forward to City Council for further discussion and a potential action and adoption. This program would provide down-payment assistance to qualifying individuals or families to create more affordable housing and make a new home more attainable for qualifying applicants. The current steps this year of revising the draft program is a continuation of last years efforts and steps, but also, and update of some barriers to implementation that have been encountered by needing to revise a draft program for administration by the City, and not by another outside contracted group.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use actions have taken place. This program will be implemented through legislative action by the City Council.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement



their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The main barrier is finding someone to administer the program. As we have been unable to do so, we need to handle this internally, which is resulting in some minor delays.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No market responses observed as program has not been implemented.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action



taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The following steps are the entire implementation steps to be taken to ensure complete implementation of strategy by end of year 2026:

1. Prepare analysis of key areas/developments that are capable of supporting lowered parking requirements
2. Identify strategy to reduce or eliminate parking requirements
3. Prepare draft of code text amendment
4. Present to Planning Commission and City Council for approval

Prior to this reporting period, American Fork City adopted an ordinance in 2022 to allow for a reduction of parking where a development meets certain criteria. Steps 1-4 in the above implementation strategy were identified and implemented in the early part of 2022 as a part of an ongoing program to reduce parking requirements in key locations throughout the city. The area that this relates to is within an area that meets the intent of the strategy, as it is located in the downtown area where a resident is less likely to rely on their own vehicle, due to the proximity of essential services. The ordinance outlines conditions that would allow for a reduction in residential parking. A current residential development proposal with a retail element is in the design phases and is utilizing the criteria specified in code through the ordinance to reduce their parking need to support the development of their land, and to promote some non-car transportation uses. Staff also prepared a proposal to amend the land use regulations to allow for on-street parking to be utilized in the calculation of the total parking need for a site, to promote an overall reduction in need off-street parking, which we believe is in line with the intent of the strategy. This proposal was adopted under Ordinance No. 2022-04-18.

Staff believes that this strategy has been completed through the adoption of Ord 2022-04-08, and is implemented through past actions, including the use of the ordinance related to development approvals, however, we are continuing to try to identify other key areas of the city to utilize a parking reduction strategy in line with this strategy's implementation plan. In the last 12 months, staff has examined the potential of further reducing the parking requirements in the TOD



zone, however, due to existing parking constraints, this is not viable at present.

3. What page in the submitted plan can this be found?

11

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

While the ordinance has already been adopted to meet the requirements of this strategy, staff is continuing to try and identify opportunities to create other areas throughout the city that can benefit from a similar parking reduction or use of existing on-street stalls. Staff has examined the potential for a further reduction in the TOD zone in this reporting period, in March of 2024, and presented some concepts to City Council, however, no further reduction has been approved at present due to some parking issues that are present, due to challenges associated with existing construction which is utilizing some of the currently available parking.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No further decisions have been made in this recent reporting period. The framework is in place to approve developments with reduced parking, however, no new applications have been received. Some concepts have been received, and the City is aware of an application being prepared, but a formal application has not been received in this reporting time period.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

The strategy to permit reducing the parking need in some areas of the City has been approved. The barriers to seeing steps being taken in the private market to avail of the reduction are based on available land, and increased construction costs. The City is seeing slower development than in the past, and we believe this has resulted in a slower market response to availing of the reduction.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No observed changes at present. Some concept plans have been presented, and applicants have remarked about the help that this reduction has offered in making the project more feasible.

8. Links to supporting documentation (Optional)

https://americanfork.municipalcodeonline.com/book?type=ordinances#name=Sec_17.5.133_Off-Street_Parking_Standards

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The following steps are the entire implementation steps to be taken to ensure complete implementation of strategy by end of year 2024:

1. Identify key locations in commercial or mixed-use zones centered around transit corridors
2. Research options to amend land use regulations
3. Present best options for American Fork in terms of potential land use amendments
4. Create draft of amendments for approval by Planning Commission and City Council

In 2023, Planning staff identified a key location in a mixed use zone to allow for further density. Staff researched options for what the new density requirements should be. In early 2023, planning staff presented a code text amendment to City Council to amend land use regulations related to building standards and density. The amendment to the land use regulation now sets a minimum density requirement in the Transit-Core Mixed-Use Core of the TOD zone of 55 units per acre. This amendment means that all residential developments must meet a minimum density requirement of 55 units per acre, with no maximum density requirement. Due to the adoption of the Ordinance amending the land use regulation, staff believes it has adopted the strategy as required. Future actions related to this will be to monitor the impact of the ordinance on development.

3. What page in the submitted plan can this be found?

12



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The strategy was implemented prior to the 2024 reporting period. Current steps involve supporting developers who make applications within the area that this amendment impacts, to help achieve the higher density that will support the intent of the strategy.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The steps have been implemented and the strategy has been adopted through the adoption of Ordinance 2023-03-12. The adopted ordinance allows for higher densities within the TOD zone, which allows for higher densities and moderate-income housing to be developed within a mixed-use zone close to a major transit corridor. Post adoption steps are to support applicants seeking to utilize the density that the strategy calls for. The ordinance facilitates future development at significant densities which are conducive to the creation of moderate-income housing.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Some discussion with developers has occurred. Feedback originally had been to try and get more density in the area. No formal applications have been submitted for the area.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This



question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The area that this strategy impacts is in the TOD area. At present, no development is occurring as a result of the change, however, that does not indicate whether the strategy has been positive or negative. In meeting with some of the property owners, the current market conditions have caused them to hold off on development at the current time. As the Station Area Plan is still in the preparation process, there will likely be some additional strategies that are recommended from its adoption that may help to further alter regulations related to density beyond this initial strategy.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
ORD2023-03-12.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;



ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The following steps are the entire implementation steps to be taken to ensure complete implementation of strategy by end of year 2025:

1. Research different regulations related to IADU & EADU
2. Presentation to City Council on options/alternatives
3. Creation of draft regulations for IADU & EADU
4. Presentation of draft to Planning Commission & City Council
5. Adoption
6. Implementation of regulations

To date, staff has been working on the first three steps of the strategy, as outlined above. Discussion has been had with City Council during work session meetings related to accessory structures, and the potential for some to be converted to EADU's. As a part of the process, the Council has tasked staff with reviewing the impact of additional units on infrastructure throughout the City. Staff is preparing a new impact fee study and analysis. Once that has been prepared, potential regulations can be drafted and presented to Council for further discussion and action.

3. What page in the submitted plan can this be found?

12

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Discussion with City Council on accessory structures, and EADU's.

Presentation of an accessory structure ordinance for review that intentionally did not address EADU's as City Council wanted to get a study on impacts and existing infrastructure conducted prior to moving forward with an EADU discussion and ordinance. Staff has already addressed regulations related to internal ADU's as required by State Code, and is looking for opportunities to enhance these regulations further. The accessory structure ordinance looks at the development requirements that are needed to promote additional development within residential zones prior to the addition of any further density.



Through identifying the required development height, setback, and gross area restrictions, the accessory structure ordinance provides a framework for future EADU development in the City.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

City Council took action on Ordinance No. 2024-06-28 related to accessory structures to outline development requirements for accessory structures. This related to height, area, and setback requirements.. This section did not permit EADU's at present, however, prior to any discussions on EADU, 's this section of code needed to be updated to accommodate any potential inclusion of dwelling units being permitted in accessory structures with a specific development framework in mind to manage any potential inclusion of such uses. This initial amendment is to support future steps, and is central to the discussions of how accessory structures can be used, and the other requirements related to their size, location, etc.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The only barrier experienced is the unknown of what impacts may result from permitting EADU's. This is the reason we are exploring the impact of permitting them which will help to aid the City Council in making a decision for the extent EADU's may be permitted. Conducting the analysis will support implementation of later steps of this strategy and ensure the strategy is implemented.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could



include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No evident changes at present.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
ORD2024-06-28.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 7

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The following steps are the entire implementation steps to be taken to ensure complete implementation of strategy by end of year 2025:

1. Identify Areas to Rezone Based on Ability to Facilitate Moderate-Income



Housing Development

- 2. Prepare Draft of Map for Rezone and Density Requirements
- 3. Prepare staff report and recommendation for Planning Commission and City Council seeking approval
- 4. Approval of rezone

To date, steps seeking a rezone of property to facilitate the production of moderate-income housing have taken place. The proposal has been reviewed by staff and presented to Planning Commission having followed all of the steps of the implementation plan, and a positive recommendation of approval has been received as the item moves to the final stage with City Council. The rezone of the property will change land adjacent to a high-density mixed use planned community area of the city, which is currently zoned as a light industrial zone, to the same as the adjacent high-density zone, in an effort to enlarge the area.

Staff continues to look for additional land to rezone to further this strategy in other key locations.

3. What page in the submitted plan can this be found?

12

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff has reviewed potential areas for rezone. After internal discussion and determining areas worth rezoning that would enhance existing development, and also promote redevelopment of an underutilized and derelict parcel, the property related to this action was mapped and presented for consideration. Planning Commission recently made a unanimous decision to recommend approval of the zone change. The City Council step is next, however, it will not be acted upon until after this annual report is submitted.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The only land use decision taken to date was a recommendation of approval



from the City's Planning Commission. The proposal is scheduled for City Council discussion and consideration in the coming weeks.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The only barrier encountered so far is the potential reduction of future light industrial space for development, however, the need for greater high-density zoning that can meet the intent of this strategy, and has a very good development potential in the near future was this property.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

As this is still in progress of implementation, no market responses have been evident yet. The immediate vicinity of this location is experiencing significant development, so the location is of great potential and should support development which can be reported on in subsequent reporting periods if new responses are evident.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Bluffdale city

Who is filling out this report?

Caitlyn Tubbs

Planning Manager

ctubbs@bluffdale.gov

801-254-2200*466

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://bluffdale.maps.arcgis.com/home/index.html>

When did the last zoning map or text amendment occur?

06/12/2024

Entitled Units

Entitled units are those units that have a legal right to be developed through



the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

0 - entitled units through means not including PUD/DA/etc. - 1,194 units entitled by zoning.

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0 - no overlay zones with entitled units - 1,194 units entitled by underlying zone(s).

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

1,194 entitled through zoning



From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

N/A - we do not collect will serve letters; utilities providers sign final plat prior to recordation

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Overall cost of construction (labor & materials); public concerns about increased density; limited amount of undeveloped land remaining; market feasibility/ appetite

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Total entitled units by underlying zoning: 1,194 - these include standard residential zones as well as mixed use zones which incorporate other amenities/ open space.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units? (select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report



submission date:

48

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

17

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0 - we do not require business licenses for ADUs

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

17 - administrative land use permits

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing supply data, Housing needs data, Planning technical assistance, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting, Other

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

N/A

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.



A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The 2022 Implementation Plan for this strategy provided the following timeline:

Our first identified action was to add a FAQ sheet to our city website to improve and streamline our education and information to the public, regarding the ADU ordinance. We were able to do so on April 24th, 2023, for internal ADUs, which has helped the public and other Staff. The FAQ contains links to the City Ordinance and ADU application. Through a streamlined building permit process of coordination between the planning and building departments, we have been able to better communicate with the public who approach the building department regarding their existing or new basement or detached structure about ADU options.

Starting in December 2022, we discussed the policy for allowing detached ADUs with the City Council. The policy discussion also included how to encourage others to seek out legal ADU permits within their existing structures where illegal units may currently be operating.

On May 24th, 2023, after several Planning Commission and City Council meetings, a new ADU ordinance was approved by the City Council which allows



detached ADUs in many circumstances and which updated other ministerial provisions regarding internal ADUs.

By the end of 2023 - November, we were able to refresh the website with updated FAQ based on the new ordinance which allows D-ADUs and made other amendments overall.

3. What page in the submitted plan can this be found?

Page 28 of the State's compiled 2023 reports - <https://jobs.utah.gov/housing/affordable/moderate/reporting/documents/23reports.pdf>

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Following the ADU text amendment an updated FAQ sheet was needed to reflect the newly adopted ADU code, especially to reflect the newly permitted, D-ADUs with it's associated development standards. We planned to get the updated FAQ by end of 2023. In November 3, 2023, an updated FAQ sheet was posted to the city website and since that time, it has been distributed to residents with ADU questions for reference.

October 11, 2023, City of Bluffdale and Salt Lake County Housing Trust Fund entered into an Interlocal Agreement (ILA) to facilitate the creation of the ADU Toolkit and to transfer money into the Fund's accounts. Our partnership issued an RFP for the creation of the ADU Toolkit; the contract was awarded to FFKR. City staff met with the Salt Lake County Housing Trust Board and the architect on June 13, 2024 to kick off the toolkit development. The stakeholder group reconvened on July 11th to go over progress on the Toolkit and will meet again on August 8th. We anticipate its completion in February 2025.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Not applicable; City Staff is actively implementing the decisions and partnerships made under this strategy.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe



the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

On May 24, 2023, the City Council approved Ordinance 2023-08 amending the ADU standards to allow internal ADUs and detached ADUs through an administrative permit. Over a quarter of the ADUs approved within Bluffdale over the past 20 years have occurred since the adoption of Ordinance 2023-08, demonstrating the community's strong support of and interest in developing accessory dwelling units. The City continues to receive inquiries and applications for new ADUs.

8. Links to supporting documentation (Optional)

<https://jobs.utah.gov/housing/affordable/moderate/reporting/documents/23reports.pdf>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes



Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2023-2024 - recordation of the Reagan Cove Plat, completion of infrastructure, and commencement of building permits

2023 - site plan and building permit approval for apartment units at the Centrum at Bluffdale development, including 236-252 multifamily units.

2023- Staff discussed potential mixed-use opportunities with the City Council along 14600 S corridor

3. What page in the submitted plan can this be found?

31-32 - <https://jobs.utah.gov/housing/affordable/moderate/reporting/documents/23reports.pdf>

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City approved the site plan on November 1, 2023 and the subdivision plat on July 8, 2024, for the multifamily residential component of the Centrum development. The Applicant has not yet submitted the building permit for the



apartment building.

The Reagan Cove plat was recorded with the Salt Lake County Recorder's Office on June 5, 2023, and the Applicant is working to complete the infrastructure improvements for the development. 28 units are entitled in this project and the City issued two permits on May 21, 2024 at the Applicant's request. The project was slightly delayed because the Applicant encountered supply chain and construction cost issues, but the City anticipates the project's completion by December 2025.

In 2024-2025 we plan to continue these policy discussions to discuss further opportunities with the City Council as well as the developers for future special districts/rezones/subdivisions

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City approved the site plan on November 1, 2023 and the subdivision plat on July 8, 2024, for the multifamily residential component of the Centrum development. The Applicant has not yet submitted the building permit for the apartment building. The City issued 2 of 28 building permits for the Reagan Cove development on May 21, 2024. Further entitling these projects will result in a higher number of housing units, and a variety of unit types, in the City of Bluffdale.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Market factors, inflation/economy, timing, to make project work...etc.

Cost is an ongoing barrier for the issuing of building permits at the 55+ community (Reagan Cove) for example

Despite there being density, it is still too costly to construct as a developer and



to purchase, as a homebuyer.

A continuing barrier is the lack of available acres to develop compared to neighboring cities

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Primarily the market responses have been the costs of development and housing has hindered developers and residents. For instance, the City issued building permits for a 55+ community of higher density following the developer completing the delayed necessary infrastructure. The developer stated the infrastructure was delayed due to the costs of construction, supply chain issues, and availability of labor.

Additionally, many landowners in the city are holding their vacant property until they see what develops at Point.

8. Links to supporting documentation (Optional)

<https://jobs.utah.gov/housing/affordable/moderate/reporting/documents/23reports.pdf>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
 - ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

On July 1st, 2024, the City provided payment of \$120,000.00 to the Bluffs Apartments as part of the ongoing RDA obligations. The next payment is anticipated to be made in October 2024.

On October 11th, 2023 the RDA paid \$2,500,000 to the Salt Lake County Housing Trust Fund as part of the Interlocal Agreement between the two entities. This payment satisfies the City's 5-year obligation through the ILA and the City continues to work with Salt Lake County on potential moderate income housing project ideas.

3. What page in the submitted plan can this be found?

34-35 <https://jobs.utah.gov/housing/affordable/moderate/reporting/documents/23reports.pdf>

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

FY24-25 Tentative Budget allocated \$1,145,000 from the City's Eastern Bluffdale EDA and Gateway RDA for affordable housing projects.

Bluffdale entered into an Interlocal Agreement with Salt Lake County Housing Trust Fund on October 11th, 2023. As part of this ILA, Bluffdale provided \$2.5 million to the Salt Lake County Housing Trust Fund and is currently collaborating with them on the development of an ADU toolkit for the public's use.

Bluffdale provided payment in the amount of \$120,000.00 to the Bluffs Apartments on July 1st, 2024 (for 2023). This payment is made annually to offset the costs of rent and to maintain an affordable rent level.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Not Applicable, these payments were made as part of existing land use decisions.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

N/A; monies have been provided to the Salt Lake County Housing Trust Fund for the purposes of furthering housing affordability through that entity.

8. Links to supporting documentation (Optional)

<https://jobs.utah.gov/housing/affordable/moderate/reporting/documents/23reports.pdf>

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Bountiful city

Who is filling out this report?

Amber Corbridge

Senior Planner

amber@bountiful.gov

8012986190

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://bountifulut.mapgeo.io/datasets/properties?abuttersDistance=120&latlng=40.88628%2C-111.890688&panel=themes&themes=%5B%22zoning%22%5D&zoom=13>

When did the last zoning map or text amendment occur?

January 9, 2024



Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

105

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

N/A, Bountiful does not have overlay zones

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.



169 parcels and 475+ units which could be built on said parcels. Density maximums are not regulated in the DN district.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

N/A, the ability to provide utilities are decided in the approval process

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Geographic constraints, such as steep slopes, land-locked parcels, no annexation plan, etc.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Bountiful City issues 10-15 permits for attached and detached single-family units per year (for the last three years). Entitled units have been determined by a site plan approval process, approved development agreement (plan), vacant lots.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?

(select one)

Other

Approved ADU permits



Total known number of Accessory Dwelling Units recorded as of the report submission date:

92

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

3

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0, Bountiful does not require a business license for an ADU

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

3

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing supply data, Housing needs data, Model ordinances.

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

N/A

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.



A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

By March 2023 dedicate an ADU web page with policies, codes, links, etc.

ADU education article printed on the City's newsletter twice a year, every March and September.

3. What page in the submitted plan can this be found?

8

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City added an article titled ADUs an Affordable Housing Option to the September 2023 Bountiful Newsletter. The City also added an article titled ADU Approval Process to the March 2024 Bountiful Newsletter. We continue to update and improve the ADU web page every year. The City updated the ADU web page in June 2024.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None. Bountiful City already has an enabling ordinance allowing ADUs in conformance with State Code. Bountiful City allows for internal ADUs, as well as Detached ADUs (conditional use). Bountiful City reformed ADU regulations in 2017.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Bountiful City has received 9 ADU applications from August 1, 2023 to July 31, 2024. The previous year, Bountiful City received 4 ADU applications and in 2021 and 2022, 17 ADU applications were received. The actions of implementing this strategy have shown a positive response, as this number is not decreasing, but holding at 30% over the last four years.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

By the end of 2023, the City will have an updated Future Land Use Map in conjunction with the Comprehensive General Plan Update currently taking place where the City will implement this strategy. Once the General Plan Update is adopted with its corresponding Future Land Use Map the City will analyze the Zoning Map on an annual basis.

3. What page in the submitted plan can this be found?

8

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Bountiful City held a round table discussion on September 14, 2023, for



downtown business and property owners to focus on the Downtown Land Use element of the Comprehensive General Plan/Future Land Use Map.

The Planning Commission and City Council met for a joint session on September 26, 2023 (<https://www.bountifulutah.gov/file/d6e04ec7-2869-495d-be81-1f6997ddc198#page=3>). The General Plan consultant provided an overview of the process, noting they are in the drafting stage with opportunities for public input, and presented the drafted vision statement and six proposed "Guiding Principles." The Council and Commission offered further input, and the consultant outlined the next steps, including upcoming meetings, a rough draft release, and adoption hearings in December 2023.

The General Plan Steering Committee met on October 10, 2023, and November 15, 2023, to finalize proposed components of the drafted Comprehensive General Plan.

The Planning Commission and City Council met for a joint session on November 14, 2023 (<https://www.bountifulutah.gov/file/a78c1665-0a76-497a-9ef1-b4e7d378c062#page=3>). The Commission and Council discussed the proposed "Character Areas" and suggested changes to enhance its usefulness. They focused on preserving the area around Lakeview Hospital, refining language on residential zone standards, considering duplex dwellings citywide, incorporating historic districts into the Downtown Zone, and prioritizing development standards along 500 South. In preparation for this meeting a drafted copy of the Comprehensive General Plan, which included the drafted Land Use Map, was sent to the Council and the Planning Commission for review.

The City Council held a General Plan work session discussion on December 12, 2023 (<https://www.bountifulutah.gov/file/4e2ba04f-544b-4d28-9d14-04b8a35298ad#page=3>). The Council reviewed the drafted "Guiding Principles" and discussed the goals of the first three (3) principles in detail before time ran out. They recommended several changes, with staff taking notes to make revisions, and suggested continuing the discussion to the next work meeting in January 2024.

The City Council held a General Plan work session discussion on January 9, 2024 (<https://www.bountifulutah.gov/file/3352215b-3728-4ecf-b9cd-c7e993964ae2#page=3>). The Council provided input on the drafted General Plan Guiding Principles, continuing the review from the December 12, 2023, work session. They discussed each remaining principle, directed staff to make changes, and continued the discussion at the next work session.

The City Council discussed the General Plan process during their annual City Council Retreat on January 11, 2024 (<https://www.bountifulutah.gov/file/e550633b-8bad-4fc7-8bd5-c2f51feb5d96#page=3>). The City Council



deliberated the next steps for the General Plan update, noting that the current draft from the contractor was organized as a strategic plan rather than a general plan and needed revisions by City Council in work sessions to ensure its usefulness. A council member expressed concerns about releasing a future land use map before the legislative session ended, and Staff assured that nothing would be released prematurely. The Council agreed to frequent work sessions to finalize the plan.

The City Council held a General Plan work session discussion on January 23, 2024 (<https://www.bountifulutah.gov/file/36128834-f3ec-46c1-aed0-069452143227#page=3>). The City Council reviewed the proposed land use element, discussing and providing direction on the different "place types," which were developed by the consultant with the Steering Committee. They covered three of the nine place types before running out of time and decided to continue the discussion at the next work session.

The City Council held a General Plan work session discussion on February 13, 2024 (www.bountifulutah.gov/file/dfc32be8-cfbc-4fcc-9ada-abbbc4d3d02f#page=5). The City Council reviewed the proposed land use element regarding types of housing appropriate for certain residential zones and considered state law on possible municipal restrictions. The Council reviewed examples of various housing types and was asked to prepare for the next work session.

The City Council held a General Plan work session discussion on February 27, 2024 (<https://www.bountifulutah.gov/file/5ae07a20-b2a8-4e9a-8e98-ca4af96ebfdb#page=3>). The City Council reviewed the proposed land use element regarding the types of housing they feel comfortable allowing in the Neighborhood Residential and Neighborhood Mix place types (land use areas), emphasizing the importance of addressing housing affordability. The Council agreed on duplexes in Neighborhood Mix areas, but was divided on allowing duplexes in Neighborhood areas, discussing potential impacts and continued the discussion at the next work session.

The City Council held a General Plan work session discussion on March 26, 2024 (<https://www.bountifulutah.gov/file/946cc185-9d61-4765-a65b-b37ac4322655#page=5>). The Council resumed their land use element discussion focusing on whether various housing types (duplexes, triplexes, fourplexes, townhouses, and cottage courts) should be allowed in the Neighborhood Residential area. The Council had differing opinions, particularly on fourplexes, and agreed to allow cottage courts in Neighborhood Mixed Residential areas. They had further discussions on housing definitions, minimum lot sizes, and reviewed the Transit Ready Development and Community Commercial land use areas. The Council continued the discussion at the next work session.

The City Council held a General Plan work session discussion on April 9,



2024 (<https://www.bountifulutah.gov/file/bc1342a3-803a-41d4-a94a-6dd4c57edaf6#page=19>). The Council resumed their discussion, deciding to remove residential uses from the Commercial Corridor to preserve the commercial tax base and agreed to require office spaces to be behind or above storefronts in the Downtown area. They also agreed to prohibit schools in the Downtown area. The Council reviewed the newly state-required water element and continued the discussion at the next work session.

The City Council held a General Plan work session discussion on April 23, 2024 (<https://www.bountifulutah.gov/file/bcbadc92-575d-4999-ab7c-cb325b6b67d3#page=3>). The Council reviewed the drafted moderate income housing element and continued the discussion at the next work session.

The City Council held a General Plan work session discussion on May 28, 2024 (<https://www.bountifulutah.gov/file/5de492c9-e445-4df5-a09e-f9b5456222bd#page=3>). The Council reviewed the drafted transportation and traffic circulation element and debated whether active transportation should be a separate element. Staff recommended using the drafted South Davis County Active Transportation Plan as an addendum to guide the General Plan update. The Council continued the discussion at the next work meeting.

The City Council held a General Plan work session discussion on July 9, 2024 (<https://www.bountifulutah.gov/file/427563f0-b1aa-4b85-9aa8-0800fd91d57c#page=3>). The Council reviewed the drafted transportation element, with a councilmember urging for stronger language and questioning unachieved 2009 goals, while staff attributed the lack of progress to shifting priorities. Despite differing views on specific bike lanes, the Council agreed to continue the discussion at the next work meeting.

All of these actions above in the form of various public meetings, during the reporting period, show progress by the legislative body (City Council) that ensures the finalization of a useful general plan, including its future land use map.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Comprehensive General Plan Update is still in progress as Bountiful City is actively working towards completion based on the 2024 City Council work sessions.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The City encountered a barrier and delay based on the City's 2024 approach to finalize the Land Use Map as part of the General Plan update. The City found that the 2023 draft was formulated as a strategic plan rather than a useful general plan; therefore, the City felt more time was necessary to improve the drafted plan.

Steps have been taken in the form of the various City Council work sessions where each element of the drafted plan is being vetted by the Council. The Council has concluded their work session reviews of the land use, water, and housing elements. Council will continue to review these remaining items: transportation element, existing conditions, specific goals and policies, and the future land use map.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No changes have been observed by Bountiful City in the last year.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

By the end of each calendar year, complete a district inventory. Starting in 2025, evaluate findings, challenges, opportunities identified within a district inventory compared to possible land use regulation amendments annually.

3. What page in the submitted plan can this be found?

9

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Bountiful City surveyed and compiled a downtown district inventory December 12-13, 2023. Staff gathered data for properties downtown consisting of the following characteristics: parcel ID, lot size, land use type, number stories,



business name if applicable, building size, and building height.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Bountiful City amended the parking regulations for multi-family developments located in the downtown area. The City found the need to reduce parking standards for multi-family uses downtown, which creates more dense and affordable housing options located in this district. On August 8, 2023 the Council approved Ordinance 2023-05. See ordinance here: <https://www.bountifulutah.gov/file/a7da4308-9b4f-4147-a591-a271b48097dc>

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No changes have been observed by Bountiful City in the last year.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Box Elder County

Who is filling out this report?

Marcus Wager

Sr. County Planner

mwager@boxeldercountyut.gov

435-734-3308

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://gis.boxeldercounty.org/portal/apps/webappviewer/index.html?id=fa8b578f049e469dba77bf46f4cf6561>



When did the last zoning map or text amendment occur?

Zoning Map Amendment: June 2024; Text Amendment: May 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

243 residential units

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

There are way too many parcels to look at throughout the County to collect this information.

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that



are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

There are way too many parcels to look at throughout the County to collect this information.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

243 residential units

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

We are a rural county that makes these types of lots or parcels too far away from necessities. Because these lots or parcels are so far away from anything it drives up the true cost of housing/living. Also, because these lots or parcels are so far away from any necessities, there is little to poor infrastructure in place in many of the locations in our County.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

We could only go off of platted subdivision and approved minor subdivisions. Looking at every parcel would take an enormous amount of time.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?



(select one)

Other

We count CUP's for detached or external and Permitted Use Permits for attached or internal.

Total known number of Accessory Dwelling Units recorded as of the report submission date:

20

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

7

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

We do not require a business license, nor do we issue permits to rent ADU's.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

N/A

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Planning technical assistance, Model ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or



municipality in implementing the moderate income housing strategies? If none, please write N/A.

We believe that the current approach to affordable housing/development is not sustainable in rural counties.

- Rural counties do not operate sewer = development is on individual septic systems. These systems require a minimum 1/2-acre lot density (higher upfront and ongoing cost for both the land and the septic system).
- Rural counties do not operate water = development often is on wells which require 1.75 acre lots (again, higher upfront and ongoing cost for both the land and the private well).
- Many areas do not have access to natural gas = development has propane delivered (higher ongoing cost).
- Unincorporated rural areas are car dependent = higher transportation costs. The focus should not just be on housing costs, overall cost of living should be the goal.
- Increased taxes for all. Development in rural areas increases the road mileage rural counties have to maintain, it increases the bus services the school district has to provide, it increases the response areas for fire/EMS and law enforcement.

As opposed to the population requirement for MIH compliance it seems a more effective approach may be basing MIH compliance on infrastructure availability and impacts.

Unincorporated Box Elder County exceeds population requirement, but our 10,000 residents are spread across a huge area that suffers from all the issues listed above (I'm guessing we aren't the only county in this boat).

There are cities/towns in the county that are below the population threshold yet are better equipped to accommodate and implement affordable housing due to the presence of existing infrastructure and potential for density within their service area. Most cities/towns are opposed to it because of the big bad "D" word (density) and what they think it will do to their community.

If the state desires to actually increase affordable housing as well as maintain/improve air quality, water resources, the GSL, quality of life, transportation infrastructure, low taxes, agriculture, etc. while also accommodating growth, tourism, economic development, etc. they really should be considering some sort of Strong Towns type planning requirements from all cities and towns that are able to implement it. Counties could act as support and collaboration resources to those cities/towns.



Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

In 2013 Box Elder County began allowing detached accessory dwelling units and in 2021 Box Elder County, in compliance with State Code, began allowing internal accessory dwelling units. Box Elder County has marketed this option on its website and in speaking to the general public. In 2023 Box Elder County will promote ADU's quarterly via its Facebook, Instagram, and Twitter social media networks. Box Elder County will also track the number of ADU applications on an annual basis. In 2022 Box Elder County approved 3 detached ADU's.

3. What page in the submitted plan can this be found?

Page 2 of Resolution 23-01



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

On 2/17/2023, Box Elder County started sending out ADU promotions on it's social media networks. We have prepared and sent out ADU promotions quarterly - as mentioned above in this report.

Quarterly Box Elder County will send out promotions on it's social media networks. They have been sent out on the following: July 20, 2023; Nov 1, 2023; Jan 4, 2024; April 17, 2024; and June 19, 2024.

Additionally, Box Elder County is looking at the possibility of removing the CUP requirement for ADU's.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Resolution 23-01 was passed on January 25, 2023 showing Box Elder County's willingness to not charge impact fees for ADU's.

With Ordinance #375, on November 6, 2013, Box Elder County made the land use decision to allow detached ADU's. With Ordinance #541, on September 1, 2021, Box Elder County made the land use decision to allow internal ADU's. By having these ordinances in place, Box Elder County was able to be ready for both types of ADU's and would be ready for any influx of applications from our social media blitz.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."



Our hands are tied by not having the infrastructure needed for any meaningful density of housing.

Please see the "Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies" section for more barriers.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We have not really seen any major shift of a market response. We don't have the infrastructure in place for any meaningful market response. Water is a big issue as well as sewer - or the lack of both...

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:



i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Box Elder County does not charge impact fees related to moderate income housing. Box Elder County will continue to not charge impact fees related to moderate income housing. Within the 2027 Moderate Income Housing reporting timeline Box Elder County is considering conducting an impact fee study for transportation associated with residential uses. Following this study Box Elder County will pass policy waiving impact fees related to moderate income housing.

3. What page in the submitted plan can this be found?

Page 2 in Resolution 23-01

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Annually Box Elder County will pass a resolution indicating that Box Elder County is committed to eliminating and not implementing impact fees related to moderate income housing. This was done on June 19, 2024 with Resolution 24-06.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Box Elder County passed Resolution #24-06 on June 19, 2024, indicating that Box Elder County is committed to eliminating and not implementing impact fees related to moderate income housing.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.



Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Our hands are tied by not having the infrastructure needed for any meaningful density of housing.

Please see the "Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies" section for more barriers.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We have not really seen any major shift of a market response. We don't have the infrastructure in place for any meaningful market response. Water is a big issue as well as sewer - or the lack of both...

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
Resolution 24-06.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

R

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Box Elder County does not charge impact fees for any accessory dwelling units - internal or detached. Box Elder County will continue to not charge impact fees related to accessory dwelling units. Within the 2027 Moderate Income Housing reporting timeline Box Elder County is considering conducting an impact fee study for transportation associated with residential uses. Following this study Box Elder County will pass policy waiving impact fees related to accessory dwelling units.

3. What page in the submitted plan can this be found?

Page 2 in Resolution 23-01

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Annually Box Elder County will pass a resolution indicating that Box Elder County is committed to eliminating and not implementing impact fees related to accessory dwelling units. This was done on June 19, 2024 with Resolution 24-07.

5. Describe each land use regulation or land use decision made between August



1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Box Elder County Passed Resolution #24-07 on June 19, 2024, indicating that Box Elder County is committed to eliminating and not implementing impact fees related to Accessory Dwelling units.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Our hands are tied by not having the infrastructure needed for any meaningful density of housing.

Please see the "Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies" section for more barriers.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We have not really seen any major shift of a market response. We don't have the infrastructure in place for any meaningful market response. Water is a big issue as well as sewer - or the lack of both...

8. Links to supporting documentation (Optional)



Attachment to supporting documentation (Optional)
Resolution 24-07.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Brigham city

Who is filling out this report?

Paul Larsen

Community & Economic Development Director

plarsen@bcutah.gov

435-734-6603

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

June 20, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose



of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

839

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

1,689

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows



that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

N/A - Brigham City does not issue will-serve letters in such instances. This is handled through the entitlement process.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Market conditions, interest rates, internal developer decisions

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

165 apartment units are under construction on a previous Shopko site. 184 townhouses and 23 sfd's currently under construction on a previous golf course.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other

By any combination of conditional/permitted use permits and licenses

Total known number of Accessory Dwelling Units recorded as of the report submission date:

9

Total number of building permits issued to construct an ADU in the county or



municipality granted between August 1, 2023 and July 31, 2024:

3

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

1

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing needs data, Planning technical assistance, Model ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

I would suggest developing a statewide definition for the entitled units portion of the reporting. As it stands, I think there is still variability in how communities will define this, which will lead to variations in how it is reported.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy



requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

C

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation strategy: Brigham City has cooperated with Neighborhood Nonprofit Housing Corporation to provide grants for rehabilitation of low income housing. This practice will continue for the duration of the Northwest Economic Development Project Area budget which provides 10% of tax increment to be utilized for housing purposes, and will continue with the addition of future project area budgets providing for tax increment to be utilized for housing purposes.

3. What page in the submitted plan can this be found?

5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Brigham City provided 15 grants under this program during the reporting period for a total of \$72,887.92. This supports Brigham City's efforts to support this



strategy by utilizing housing funds from the Northwest Economic Development Project Area.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No regulations or land use decisions were involved in this implementation. However, the City took affirmative action in adopting a budget that provided for these expenditures.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No barriers were encountered. Future barriers may include availability of tax increment funds, and ability of Neighborhood Nonprofit Housing Corporation to access matching funds from other sources.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

This program assists low income residents to improve their housing's habitability, improves neighborhood quality, and enhances the ability of these residents to remain in their houses.

8. Links to supporting documentation (Optional)



Attachment to supporting documentation (Optional)

NNHC grant documentation - 2023-2024.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No".

Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Strategy: Brigham City has amended its land use codes to provide for both internal and detached (external) accessory dwellings. The City will create a database to track permitting of accessory dwelling units. The City will also explore strategies for promoting new accessory dwelling units.

3. What page in the submitted plan can this be found?

5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

The City created a database for tracking of ADU permits. This database was used in reporting ADU data in previous portions of this report.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use regulation or decision was required or affected by this implementation.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Strategy: Residential developments allowed in Brigham City's G-C (General Commercial) zone with a density of 30 units per acre subject to certain provisions. Residential uses are also allowed in the CBD (Central Business District) above, behind, or beneath a principal commercial use. The City will consider amendments to the G-C and CBD zoning districts to provide more flexibility in the development of low to moderate income housing.

3. What page in the submitted plan can this be found?

5-6

4. Describe each action taken between August 1, 2023 and July 31, 2024 to



implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

On May 16, 2024 the City Council approved a rezone of property from A-5 (Agricultural) and G-C (General Commercial) to P-G-C (Planned General Commercial), a planned commercial district that includes substantial housing, including a planned 47 townhomes and 132 apartments with a mixture of one, two, and three bedroom units.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

This land use decision includes a land use regulation in the form of a planned district ordinance enabling a mixed use development project that would have been difficult to develop under the standard G-C (General Commercial) and A-5 (Agricultural) zoning designations that existed on the property previously.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Barriers included the need for an amendment to the Brigham City general plan to enable the project. This general plan amendment was ultimately successful, but met with opposition from a group of landowners located to the north of the proposed project.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households



displaced during redevelopment, changes in rents, etc.

The landowner is moving forward with entitlements for the project with a plan to begin development in the next year.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
City Council minutes 2024-05-16.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Strategy: Brigham City has cooperated with developers applying for low income housing tax credits to construct several low income housing projects. The City has also cooperated with Neighborhood Nonprofit Housing Corporation to provide grants for rehabilitation of low income housing,



has partnered with Habitat for Humanity in its efforts to provide opportunities for low income housing, and has waived impact fees for low income housing. The City will continue to cooperate as opportunities arise for the utilization of low income housing tax credits, and with the provision of rehabilitation grants, waiver of impact fees for low income housing, and other programs.

3. What page in the submitted plan can this be found?

6

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Brigham City issued 15 low income housing rehabilitation grants in partnership with the Neighborhood Nonprofit Housing Corporation (NNHC). Total grant funding from the City was \$72,887.92. The source of this funding is housing set aside funds from the Northwest Economic Development Project Area. This funding was matched with funding from the Federal Home Loan Bank of Des Moines obtained by NNHC.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use regulation or decision was involved in this strategy.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

As a result of the grant program, 15 low income homeowners were able to make repairs and changes to their properties that improve their habitability and ability to stay in their homes. This program also improves the neighborhoods in which these homes are located.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
NNHC grant documentation - 2023-2024.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the



initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The City will continue to support low income housing rehabilitation grants and other efforts utilizing housing funds from tax increment districts administered by the Brigham City Redevelopment Agency.

3. What page in the submitted plan can this be found?

6

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City approved 15 low income housing rehabilitation grants in partnership with the Neighborhood Nonprofit Housing Corporation (NNHC) totaling \$72,887.92. This funding supplemented funding obtained from the Federal Home Loan Bank of Des Moines by NNHC. Funding for these grants was housing set aside funds from the Northwest Economic Development Project Area. The City has also cooperated with the Utah Inland Port Authority (UIPA) to utilize 5% of tax differential (tax increment) resulting from development within the Golden Spike Inland Port Project Area for housing support. No projects have been completed yet within this project area, but future development in the project area will result in substantial funding that can be used to support housing in Brigham City.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement



their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

These grants make a tremendous difference for the owners of these homes, enabling them in many cases to remain in their homes. These grants also improve the neighborhoods where these homes are located.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
NNHC grant documentation - 2023-2024.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Cache County

Who is filling out this report?

Angie Zetterquist

Planning Manager

angie.zetterquist@cachecounty.gov

435-755-1640

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

Rezone - Quarter-In Ventures Property Rezone, Ord 2024-05 - Rezone 8.0 acres from A10 to Commercial (03-059-0007, -0008); Residential not allowed in Commercial Zone Rezone - Mountain Home Rezone, Ord 2023-31 - Rezone 32.7 acres from A10 to RU5. Increased potential development potential from 3 lots in the A10 Zone to a maximum potential of 6 buildable lots in the RU5 Zone. Text



Amendment: ADU's Ord 2023-25 Approved August 2023

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

21 lots recorded/entitled through the subdivision and subdivision amendment processes during the reporting period that have not pulled a building permit. Also, during the reporting period there were 35 Zoning Clearances applications for single-family dwellings. Of those 35, 24 have been approved and all but 3 have pulled building permits.

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

N/A. Unincorporated Cache County does not have special overlay zones for residential. There are two base residential zones: the Rural 5 (RU5) and the



Rural 2 (RU2) Zones. The predominant zoning district in unincorporated Cache County is Agricultural (A10), which allows a one single-family dwelling per parcel as an accessory to the primary agricultural use.

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

This number is unknown due to a number of factors, which will be described in the narrative section below. However, in reviewing the Cache County GIS data: There are ~19 lots in the Rural 2 (RU2) Zone in an approved subdivision without a single-family dwelling and average lot size of 2.1 acres. There are ~9 lots in the Rural 5 (RU5) Zone in an approved subdivision without a single-family dwelling and average lot size of 3.3 acres. There are ~255 lots in the Agricultural (A10) Zone in an approved subdivision without a single-family dwelling and average lot size of 11.9 acres. Each of these ~283 lots are located in a previously approved and recorded subdivision. Typically, to record a subdivision all infrastructure improvements must be completed and an approved domestic water right for each lot has been confirmed. Each of these lots is entitled to have one single-family dwelling, for a total of 283 lots. As unincorporated Cache County does not provide municipal-level services, the Code is limited to single-family residential; multi-family development is not permitted.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

Unincorporated County does not provide municipal-level services such as water, sewer, etc. Property owners are responsible for obtaining water rights (i.e., domestic, irrigation, and stockwater rights), drilling wells, obtaining septic permits from the Bear River Health Department,, and working with Rocky Mountain Power to pull power to their property. Gas is provided via on-site propane tanks , which the property owner must provide and obtain their own service. At the time the property owner applies for a Zoning Clearance, county staff confirms a domestic water right is in place for a proposed single-family dwelling as well as an approved septic permit, and the location of the propane tank. If the property is not located within a previously approved subdivision, required infrastructure improvements must be completed prior to beginning construction and/or prior to receiving a Certificate of Occupancy.



Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Barriers to develop properties that are not entitled through a zoning clearance or recorded subdivision plat include, but are not limited to lack of access to a public or private road, substandard roads and related infrastructure, presence of sensitive areas that require further analysis and possible mitigation. and sensitive areas that are non-developable.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

For properties in unincorporated Cache County that are not designated as a buildable lot in an approved subdivision, there are many barriers to development. Because the majority of unincorporated County is located within the Agricultural (A10) Zone with the primary use being for agricultural use, access to those properties are field roads or prescriptive farm accesses. Consequently, access to develop single-family residential is substandard as per the requirements of the Cache County Road Manual including, but not limited to, insufficient or no existing dedicated right-of-way, lack of required width of travel lanes, lack of required width of shoulders, significant grade changes, lack of a proper clear zone, and substandard existing structure and material of accesses (i.e., public roads must be paved).

Any property owner who wants to build a single-family residential on an agricultural property is responsible for ensuring proper access to services, so if their development requires extension of services to an area of the County that lacks the minimum required, it is wholly their responsibility. Meeting the minimum standards to extend services can be cost-prohibitive to most property owners seeking to build a single-family residential in unincorporated areas.

Additional barriers include the presence of sensitive areas on parcels. County Code prohibits development in steep slopes with over 30% grade, wetlands, and open water and natural waterways.

Other sensitive areas can also impact development and require additional analysis and potentially mitigation measures to build. These sensitive areas include: moderate slopes of 20-30%, important habitat areas, floodplains, natural drainage, geologic hazards, wildfire hazards, and historic, prehistoric, and cultural resources.



All of these requirements and standards must be assessed on a parcel-by-parcel basis if the property in question is not part of an approved subdivision. The applicant for a subdivision is required to complete a sensitive areas analysis and any additional required review, and infrastructure improvements prior to recording the subdivision plat.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other

N/A. There is no tracking system in Unincorporated County to determine the number of ADU's that are being rented. Internal and attached ADU's are tracked through the Zoning Clearance and Building Permit processes.

Total known number of Accessory Dwelling Units recorded as of the report submission date:

4 new IADU's were approved through the Zoning Clearance process during the reporting period.

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

Of the 4 ADU's with approved Zoning Clearances during the reporting period: 2 building permits have been issued; 1 applied for a permit but has not paid the fees in order to issue it; and the 4th ADU has not applied for a building permit.

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

N/A



Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

Internal and attached ADU's are tracked through the Zoning Clearance and Building Permit processes.

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Case studies for strategies, Reporting technical assistance, Guidebooks for planning and reporting, Other

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Awareness that a "one-size-fits-all" approach to reporting is not helpful as unincorporated rural areas are very different from municipalities that provide services.

Allow strategies outside of the current 23 options. This would allow different communities to think outside the box and tailor strategies to their unique needs and conditions.

Consult with local political subdivisions prior to proposed legislation being adopted to understand how it may impact different jurisdictions.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.



Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Benchmark for adopting an ordinance amendment to replace requirements for Accessory Apartments with State mandated Accessory Dwelling Units was set for June 2023.

3. What page in the submitted plan can this be found?

36

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In July 2023, at the end of the last reporting period, the Cache County Planning Commission recommended approval of code amendments to include internal ADU's, attached ADU's, and detached ADUs.

The proposed code amendments were presented to the Cache County Council as Ordinance 2023-25. The County Council approved the Ordinance with changes to the Planning Commission recommendation on August 8, 2023. The ordinance approved internal ADU's per the State's requirements, allows for



attached ADU's with specific design guidelines, but prohibits detached ADU's.

Council asked staff to continue discussion with various County Departments to assess the potential impacts of allowing detached ADUs and provide recommendations on how they may be mitigated through Code amendments. County staff was also tasked to determine requirements for detached ADU's including whether or not additional domestic water rights must be obtained and/or a separate septic system is required.

County staff is continuing to discuss different strategies with the various County Departments that will be impacted if the Code is changed to allow detached ADU's.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

After Ordinance 2023-25 was approved by the Cache County Council, staff has taken steps to implement the change. The Code has been updated to reflect the changes. Staff has been brought up to date on the changes and has been educating the public on the changes and options available to construct either an internal or attached accessory dwelling unit as part of their new single family dwellings construction projects.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Barriers include the delayed coordination of on-going discussions with different departments to address concerns and find solutions that may allow for detached ADU's in the future.



The concerns and impacts of ADU's include, but are not limited to, emergency access, need for additional water rights, how to address detached ADU's as part of traffic counts and required infrastructure improvements, need for larger or separate septic systems, minimum or maximum setbacks from primary residential structure, design and size restrictions, etc.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

During the last reporting period, there were 4 Zoning Clearance requests approved for ADU's; 3 internal ADU's, 1 attached. During the current report period there were also 4 Zoning Clearance requests for ADU's all for internal ADU's. As the number of ADU's has remained consistent over the last two reporting periods, and the current reporting period included Code Amendments to be compliant with the State law, there has not been any changes observed or other market responses identified.

There is a steady number of property owners who inquire about and want to construct detached ADU's. As an alternative to a detached ADU's, property owners have found and staff has confirmed the Code allows for a "guest house" in a detached accessory structure to fill the prohibition of detached ADU's. Per Cache County Code, a guest house is allowed as part of an accessory structure so long as there is not a kitchen with cooking facilities and it is not a rental unit.

8. Links to supporting documentation (Optional)

https://www.cachecounty.gov/assets/departments/devserv/CacheCo_MIHP%202023%20Amendment.pdf https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/cachecounty/ordinances/documents/1694721222_2023-25%20-%208_8_2023%20-%20AMENDMENTS%20TO%20TITLE%2017,%20INCLUDING%20USE%20TYP...PDF

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?



(You will not be able to enter more information or go back after choosing “No”. Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality’s implementation plan.

In section 2.40.020 of the Cache County Code, which was adopted in Q1 2020, it states that the Cache County Planning and Zoning Division provides Countywide Planning services to “coordinate with other local governments and county residents to ensure completion of the Regional Collaboration Plan, and maintain and oversee the Regional Collaboration Plan; and maintain a countywide perspective in planning efforts and provide essential services and resources necessary to help county residents fulfill their planning needs; and achieve compliance with all state and federal statutes and regulations through ongoing training and compliance efforts.” The process to update the General Plan and update the Regional Collaboration Plan was initiated in late 2020.

In February 2023, the Implementation Strategy included as part of the Moderate Income Housing Plan Update, Implementation Plan and Annual Update approved by the Cache County Council had an anticipated implementation date of June 2023 for this strategy, which included the adoption of the general plan update.

By June 2023, the implementation plan anticipated that the Cache County Council would have reviewed the final draft, refined and amended as necessary,



and adopted the Comprehensive General Plan and Regional Collaboration Plan.

The Cache County Council adopted the Comprehensive General Plan and Regional Collaboration Plan on February 28, 2023 ahead of the anticipated adoption date.

The Regional Collaboration Plan was anticipated to provide information and perspective for continued coordination between the County and Municipalities beginning in 2023 and continuing over the subsequent years.

Since the approval of the Regional Collaboration Plan as an appendix to the Comprehensive General Plan update, it has provided a framework that the County has been working to implement the Regional Collaboration Plan as required by the Code to provide assistance to municipalities in the County to amend land use regulations in their communities to allow for higher density or new moderate income residential development in commercial or mixed-use zone near major transit investment corridors.

3. What page in the submitted plan can this be found?

36-37

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality’s effort to implement the strategy.

Actions taken to implement this strategy during the reporting period include filling the Countywide Planner (CWP) position. The position was filled in April 2023 after being vacant since October 2022. The new CWP had a skill set in community planning and design to support projects with partner communities. It was anticipated that since the General Plan update had been adopted in February 2023, the new CWP would have more time to focus on regional collaboration topics, including helping communities draft code amendments allowing for higher density or new moderate income housing residential development in commercial and mixed use areas next transit zones.

However, after working on other countywide initiatives, the new CWP left the position in November 2023 and moved out-of-state. After posting the position numerous times after their departure, the position was not filled until July 2024. Whereas the previous CWP was a recent graduate with no direct experience, the new CWP has a wide design skill set and has many years of experience that benefit this position moving forward.



Blacksmith Fork/HWY 165 Corridor Study:

This project commenced in June 2023 and is land use, economic, and connectivity study that will be headed by the Countywide Planning program in coordination with Utah Department of Transportation (UDOT), Regional Trails program, Cache Valley Transit District (CVTD), and the four cities along the study area (i.e., Providence, Nibley, Millville, and Logan).

This study is intended to provide coordination, information and options to support cities as they weigh decisions related to how growth might occur in a rapidly growing area, coordinate transportation needs with UDOT and CVTD, and align understanding for regional trails amenities along the river.

The comprehensive approach of this study will include housing, economic development, open space, and transportation. Benefits include a study and cost analysis that will be useful to the County and the 4 municipal partners to apply for State and Federal grants to implement key transportation, trail, and residential development at higher densities near major transit centers.

Since the project commenced in June 2023, with holding separate scoping meetings with the municipalities and stakeholders, the County applied for and was awarded a \$50,000 Technical Planning Assistance grant from UDOT to help fund the study. The other stakeholders and municipalities also committed to fund the remaining \$28,000 cost of the study.

A scope of work was submitted to UDOT at the end of May and an agreement was signed with UDOT at the end of June 2024 for the grant funding. Next steps are to draft an RFP for the project, select a consultant, and formally begin the study.

Cache County Housing Crisis Task Force

The Cache County Housing Crisis Task Force was initiated in 2022 by the County Executive, David Zook. It was created in response to concern about our community's extreme shortage of housing and unaffordable home prices, including how that shortage has affected the ability of employers to hire and grow. After working with a committee of 50 members with diverse backgrounds, a Final Task Force Report was presented.

The top three recommendations included: 1) Zoning reform at the county and city levels, limit zoning by referendum at the state level; 2) public education campaign with an emphasis on reaching younger people who are close to or at home-ownership life states including education videos about the County housing market; and 3) Coordinated county and city planning for growth.

During the last reporting period, the Utah Department of Commerce/ Office of the Property Rights Ombudsman awarded the County \$15,000 for the recommended marketing campaign and educational videos.



Two videos were produced during the current reporting period: Video 1: Housing our Families and Video 2: Planning for Growth. The videos and other marketing campaign materials were widely distributed on social media and yielded high engagement.

Cache Summit - annual conference

The Cache Summit started in 2015 when local representatives from the private and public sectors recognized a need for ongoing coordination between local governments and home builders on growth and development issues in Cache Valley.

The committee organizing the annual summit includes the Bear River Association of Governments and the Countywide Planning program. During the reporting period, the County assisted with the 2023 Annual Cache Summit held in November 2023, and included a next generation housing panel highlighting obstacles to first-time home ownership in the County. Other presentations included the County Housing Crisis Task Force and their ongoing educational campaign.

The Bear River Association of Governments and the Countywide Planning Program is currently working on the agenda and sessions for the 2024 Cache Summit which will be held in November 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Countywide Planning program is unique in that it is supported financially by multiple partner jurisdictions to facilitate coordination and collaboration related to moderate income housing strategies including mixed-use development associated with major transit investments.

With the Countywide Planner position being recently filled in July 2024, after being vacant for the majority of the reporting period, additional projects with be identified to work with partner communities to aid in the design, drafting, and implementation of land use regulations to increase density and moderate income housing within the commercial and mixed use areas of each municipality.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe



the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

As mentioned previously, the Countywide Planner position was vacant for 9 months of the reporting period, which made it difficult to initiate or advance projects supporting partner communities. However, even without a full-time planner focused on countywide efforts, other County staff members were able to move elements of this strategy forward including, but not limited to, assisting with the organization of the annual Cache Summit in November 2023 that had an emphasis on housing issues and applying for and being awarded the UDOT Technical Assistance Grant to conduct the Blacksmith Fork/Hwy 165 study. As described above, that study will play a pivotal role in formulating land use regulations and decisions about future growth with a focus on economic development, housing options, transit centers, etc.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

As mentioned previously, developing in Unincorporate Cache County does not follow typical residential developments within municipalities that provide services such as water, sewer, and other utilities.

This strategy is more focused on assisting partner communities by providing support for town center study and analysis developing designs for the municipalities to present to their legislative bodies and, in turn, those legislative bodies will direct their staff as to what land use regulations they may want updated in response.

Observed market changes as a result of this preliminary work with partner communities would come after a series of legislative actions to adopt new land use regulations and finally implementation. This question does present an opportunity for the County to track impacts of assistance provided by the



Countywide Planning Program in the next reporting period.

8. Links to supporting documentation (Optional)

https://cachecounty.municipalcodeonline.com/book?type=ordinances#name=2.40.020:_FUNCTIONS <https://youtu.be/rI2nanNwiEO> <https://youtu.be/vB3Zd2BmxEw> <https://www.cachesummit.com/2023-summit>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The implementation plan for Strategy #3 states that Cache County will meet with partner municipalities at least once a year to identify land use planning areas and topics to study, including moderate income housing goals and



strategies. This outreach process will drive the work program of the Cache Countywide Planning services, including individual community focus and/or studies that are applicable and beneficial to multiple communities.

During the reporting period, the County has met with several partner communities to discuss future planning needs including Millville, Providence, Nibley, and Logan.

With the Countywide Planner position being filled recently, there will be more opportunities to implement this strategy during the next reporting period.

3. What page in the submitted plan can this be found?

37

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

During the reporting period, the County continued to coordinate and collaborate with partner communities to define the scope of work for the Blacksmith Fork/Hwy 165 Study and confirm the contributions each impacted community would commit to the study. This collaboration and coordination resulted in the study being awarded a \$50,000 UDOT Technical Assistance Award to conduct the study. The UDOT award combined with the financial commitments from the partner communities and stakeholders provides a total of \$78,000 to hire a consultant and conduct the study. The Countywide Planning Program will lead the project management. The RFP is anticipated to be issued in Q3 of 2024 and a consultant selected by Q4 of 2024.

The Countywide Planning Program has previously worked with Hyde Park City on conducting a study of town centers and providing design strategies for implementing mixed use development and providing support to communities to consider potential regulatory changes.

The successful outcome with Hyde Park City has led to other opportunities for this reporting period to work with Nibley City on their Active Transportation planning, and planning the design and development of their city center which will help to inform design proposals and strategies to incorporate housing near transit centers and routes. In July 2024, the new Countywide Planner (CWP) initiated contact with the Nibley City Planner to start a study and design



collaboration process for their proposed city center.

Additionally, the new CWP is an accredited member of the Congress for the New Urbanism (CNU). CNU is a non-profit, member-based organization that envisions a world where cities, towns, and neighborhoods are intentionally designed and managed to foster community, preserve the natural environment, and improve the lives of all people. The skill set, vision, and experience of the new CWP will help partner communities significantly in the next reporting period to further implement action needed to achieve this strategy.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The mission and purpose of the Countywide Planning program is to collaborate with partner communities and other stakeholders to support study of town centers and design strategies with a transit focus that will inform possible zone changes for higher density and moderate income housing in these more urban areas.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The lack of a full-time Countywide Planner for the majority of the reporting period was a barrier to implementing this strategy.

Additionally, new State legislation regarding accessory dwelling units and subdivision regulations was also a barrier as many partner communities had to put most of their focus on coming into compliance with the new laws.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

For this strategy, there have not been observed market changes during the reporting period.

Based on the results of the Blacksmith Fork/Hwy 165 study, which the County has continued to steadily move forward in this reporting period, it is anticipated that there will be much to discuss in the next reporting period regarding rezone requests and development in the partner cities along this important corridor that is experiencing significant development pressure.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
BSF_165 Presentaion.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Cedar city

Who is filling out this report?

Donald Boudreau

City Planner

bdonald@cedarcityut.gov

(435) 383-2330

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

At the time of this report the last zoning map amendment was approved by the City Council on July 17th, 2024. Ordinance Number 0717-24 approved a zone change from R-1(Single Family residential) to R3-M (Dwelling Multiple Unit) for the property located at 2671 North 100 East. It is anticipated that an additional



map amendment will be completed on July 31st.

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

3,580

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

6,692

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc)



and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

31,566

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

The City does not track will serve letters, and has issued very few in the past.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

For many of the lots listed under question one and two, the barriers are related in general to the cost of construction and rising interest rates. In some older parts of town, lots zoned for higher densities may face barriers related to zoning requirements such as parking and lot widths. The City has made some progress by reducing lot widths, allowing flag lots and has reduced residential parking requirements for higher densities. For many of the areas reported under question number three, a lack of infrastructure is a contributing barrier to development.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Response 1:

As requested, the total number of reported units includes all residentially zoned vacant lots without a building permit within a recorded subdivision. The total count includes all plated subdivisions, regardless of the development stage. The count also includes data from the original Old Town-Site Plats which generally includes the older sections of town such as around Southern Utah University, and residential areas east of Main Street. The data also includes the allowed number of units within the City's approved Development Agreements, minus vacant lots within a recorded subdivision. The City utilized GIS parcel data, subdivision boundary data, and aerial photography to ascertain initial counts. As the City's aerial photography is not current, staff then cross-referenced the



initial data set with building permit records to provide the count. For multi-family areas within a recorded subdivision Staff utilized maximum densities to estimate the number of units for larger lots.

Response 2:

The City utilizes a tool referred to as Residential Development Overlays (RDO) as described in Section 26-III-10 of the Cedar City Municipal Code for master planning purposes. To arrive at the total count, staff reviewed all of the approved RDO's to ascertain the permitted number of units. Some of these developments contain vacant lots within platted subdivisions. These numbers are not included and were reported in question 1. Data was again cross-referenced with building data to ensure an accurate number as possible.

Response 3:

This data includes larger tracts of vacant land, and excludes vacant lots within a platted subdivision, and totals related to Development Agreements and Residential Development Overlays. Large parcels of land with a structure were also excluded. It should be noted that much of the land within these areas exhibits a Zoning Designation of RA (Residential Agriculture) and MPD (Master Planned Development) both of which no longer allow for development. Other significant areas included within the reported total exhibit a Zoning Designation of AT (Annex Transition) which allows for one unit on five-acre parcels and prevents the further subdivision of land. In summary these areas need to be rezoned to allow any significant residential development. For these areas, staff utilized the underlying General Plan base densities to arrive at the total number of units.

Unlike the first two questions, the reported totals are less precise topographic challenges and encumbrances such as a lack of infrastructure related to transportation and basic utilities. To refine the data further, staff removed any counts from city owned properties, and removed or significantly reduced potential unit counts where the terrain was determined to impede residential development. Lastly areas that did not have a current buildable zone and were master planned as open space were also removed from the total unit counts.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.



How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

There are three known ADU's in Cedar City that have received a final on building permits.

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

Six permits have neem issued. Five permits for internal ADU's and one for an external ADU.

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

NA

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

There are no other known permits related to ADU's in Cedar City

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing needs data,Model ordinances.,Case studies for strategies,Staff resources

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none,



please write N/A.

Model ordinances and case studies would be preferred. It would be most beneficial to see what other cities have adopted, and ultimately what have been the results in the number units generated, benefits to low- and moderate-income individuals, and how the market has responded.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

O

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy O: Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered



by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

For the 2023-2024 reporting period Cedar City continued to plan and partner with the Cedar City Housing Authority by prioritizing the use of CDBG funds for low- and moderate-income housing. The subject strategy as adopted by the City Council which was adopted by Ordinance Number 0125-23 with the following action steps, goals and responsible parties:

Action Steps:

The City will continue to partner with the Cedar City Housing Authority which applies for

CDBG grants per the referenced strategy by prioritizing the use of CDBG funds by the Cedar

City Housing Authority.

2. The City will work with the Housing Authority to increase housing assistance payments.

Timeline.

This strategy will be ongoing on a yearly basis. The Housing authority will submit Block Grant (CDBG)

pre applications by January of 2023 with final application due by May of 2023.

Responsible Parties

Cedar City Housing Authority, and City Staff.

Goals:

1. The acquisition of at least one additional dwelling unit for the purpose of providing housing for

low income families.

2. Secure match funding and maintain CDBG program compliance and meet deadlines in order to

maintain a high ranking and award of CDBG funds.

3. Help enable low-income families to ascertain market rate units.



3. What page in the submitted plan can this be found?

73

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City continues to partner and support the Cedar City Housing authority and prioritizes the use of CDBG funds by the Cedar City Housing Authority. During the past year the city took the following actions:

- The City acts in a fiduciary capacity for CDBG Funds awarded to the Cedar City Housing Authority. On December 6, 2023, Cedar City held a public hearing regarding potential CDBG Projects.
- In January of 2024 Cedar City ranked Low- and Moderate-Income Housing as a local High 1 Priority on its Capital Investment Plan.
- On May 22th, 2024 Cedar City held a second public hearing regarding a low and Moderate Income Housing Project in the amount of \$150,000.
- The December 2023 grant application was awarded funding in the amount of \$150,000 on April 9, 2024. This will include matching funding of at least \$105,000
- Cedar City's continuous high ranking of affordable housing helps the Cedar City Housing Authority secure CDBG funding for low to moderate income housing. The Cedar City Housing Authority submitted a grant application in January of 2024, receiving tentative approval in April, and final approval of a \$150,000 CDBG grant from the State of Utah Department of Workforce Services. Match Funding from Port 15 in the amount of \$104,906 was used for the purchase of a 3-bedroom townhome.
- The first of 2 units of low-income housing was purchased in December of 2023, the second unit will be purchased before August 9th 2024. Match funding to carry out this goal nearly doubled. In order to secure both units match funding was increased by \$70,000 (from \$85,000 to \$155, 000)

These actions demonstrate CDBG program compliance and meets the timeline as outlined in this strategy.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There are no land use decisions or regulations specifically associated with this strategy. It is hoped that the multitude of decisions related to zone changes and the allowance for smaller lot sizes associated with Strategy "A" will eventually lead to downward pressure on prices (a barrier listed below) allowing for this strategy to ascertain more housing.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The main barrier to this strategy has been and continues to be the high cost of housing. Funding is becoming much more competitive, as more private and for-profit competitors enter the market. With more competition limited funding dollars are becoming much more difficult to obtain.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The strategy is not market driven but is impacted by high market costs. This strategy has produced two additional affordable units over the last two reporting periods with one on the way in August of this year. It should be noted that over the last five years the Cedar City Housing Authority has acquired fifteen units with most rented to families that make less than 60 percent of the AMI.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy P: Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Action Steps:

1. The City will demonstrate utilization of a moderate income housing set aside from the Port 15

Redevelopment Project Area per the strategy above.

3. The City will track these funds by used by the Cedar City Housing Authority.



Timeline

This strategy will be ongoing. The housing authority expects that any funds generated will be received by May of each year and will invest those funds into affordable housing by January of each year.

Responsible Parties

Cedar City Housing Authority and City Staff

Goals:

Utilization of funds in conjunction with CDBG funds to acquire new low- and moderate-income housing.

3. What page in the submitted plan can this be found?

73

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In 2007, the Cedar City Redevelopment Agency entered into interlocal agreements and a development with the local taxing entities and with Port 15 Utah LLC to create an Economic Development Tax Increment Financing (EDTIF) incentive to encourage the development of a large rail-served industrial park in the city. This incentive was written to utilize new tax increment in this industrial park to help fund the infrastructure that was needed to make this industrial park a "shovel ready" location for attracting new industrial development and to create new employment opportunities in our community. In this agreement, 20% of all new tax increment generated in this project area is designated for affordable housing, or the Cedar City Housing Authority.

The incentive was triggered in 2009 as a result of the construction of Charlotte Pipe's new facility at Port 15 Utah. Charlotte Pipe is a manufacturing company that opened in 2008 and has expanded their facility twice since then, and has purchased additional property in Port 15 for future expansion. New tax increment for tax year 2009 brought \$16,434.96 to affordable housing in our community. Since this project area's beginning, a total of \$982,994.36 of new tax



increment has been paid to the Cedar City Housing Authority, and there are still ten years left in the life of this incentive period. The completion of GOEX Inc. in 2022 and American Packaging Corporation in the park in 2023 will significantly increase the amount of new tax increment moving forward.

As Cedar City continues to offer EDTIF incentives for economic development, the state of Utah now requires Community Reinvestment Areas (CRAs) to include at least 10 percent of new tax increment to be devoted to affordable housing. In our case, the Cedar City Housing Authority will continue to be the local entity that benefits from these economic development incentives in our community

As demonstrated last year Cedar City tracks these funds and utilization by the Cedar City Housing Authority per the required strategy. The Cedar City Housing authority received \$104,906.85 in April of 2023 which is \$5,122 more than received in 2022. These funds were utilized in conjunction with CDBG funds to purchase one moderate income housing unit in 2023.

In the previous 12 months, \$157,588.78 of new tax increment was paid to the Cedar City Housing Authority. These funds are anticipated to be utilized by the housing authority for the acquisition of low- and moderate-income housing next year per the ongoing strategy.

In addition, the City goes to great lengths to promote and ensure that the Port 15 area is a success. During the past 12 months the City has completed the following tasks:

1. During the last 12 months Cedar City has worked with Port 15, the Governor's Office of Economic Opportunity, and Union Pacific Railroad to turn a private railroad crossing into a public railroad crossing. The final elements have been submitted to Union Pacific railroad and Cedar City is simply waiting for final approval.
2. During this same timeframe, Cedar City has responded to more than 20 RFI's sent out from the Governors Office of Economic Development and the Economic Development Council of Utah.
3. In addition, Cedar City and Port 15 have hosted more than a half dozen site tours to new potential businesses.

These ongoing efforts help to ensure that Port 15 continues to generate tax increment for the Cedar City Housing Authority which has been continually utilized for the acquisition of low and moderate income housing.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

As mentioned above, further funding from the Port 15 Utah Development Area to the Cedar City Housing Authority depends on further development and future tax increment. The land use decisions support further development and thus further funding. The following land use decisions have supported development in the area.

1. On October 19, 2023 the Cedar City Planning Commission approved a Minor Lot encompassing the quartering of a large two (2) acre parcel into four (4) half acre parcels.
2. In September of 2023 the Cedar City Building Department issued permits for two (2) five-thousand square foot warehouse building for the property located at 690 North 5400 West.
3. On July 1st of 2024 the Cedar City Board of Adjustment granted a variance for drive aisle widths to accommodate a Planned Unit Development (PUD) for property located at 690 North 5400 West.
4. On August 10th, 2023 the City Council passed Ordinance Number 0809-2023 removing the size limitation of 750 square feet and the limitation of one bedroom for caretaker units in the I&M-1 (Industrial) zone. The removal of this limitation applies to the Port-15 area which currently exhibits an I&M-1 zoning designation. The removal of this limitation may encourage developments such as live work units in the Port 15 area.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

There are no barriers to report related to this strategy.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

On April 4, 2023 the Utah Inland Port Authority voted unanimously to approve the Iron Springs Project Area directly adjacent to the Port 15 Area. This area is currently under review by the State of Utah for expansion from approximately 825 acres to 2300 acres. This development is expected to provide significant synergy with, and momentum for further development of the Port 15 area. With current developments under way, and efforts by the City Economic Development Division, the City continues to see interest in the development of the area and the potential for additional funding for low and moderate income housing.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
 i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes



the implementation of a moderate income housing strategy identified in the initial report;
 ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Rezone for densities to facilitate the production of moderate-income housing [as per UCA

10-9a-403(2)(b)(iii)(A)].

Per the City's adopted strategy, for the 2023-2024 reporting period the City planned to continue the annual adopted strategy and the associated timelines and action steps, timelines, and goals as follows:

Action Steps:

1. The City will continue to consider appropriate amendments to the City's General Plan and

Zoning Map.

2. The City will track the rezoning of properties for higher densities and the resulting addition of units.

3. The City will track the number of units considered to meet low and moderate income levels.

Time line:

This strategy will be ongoing as the city considers proposed zone changes. The city will aggregate the data referenced above by August 31st of each year.

Responsible Parties

Engineering and Building Department Staff, Planning Commission and City Council

Goals:

1. To rezone where appropriate for higher densities and allow for densities that facilitate more affordable housing units.



3. What page in the submitted plan can this be found?

73-74

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

- Cedar City has approved nine (9) zone changes from lower to higher densities throughout a multitude of areas within the City. As of the time of this report, two substantial zone changes are anticipated to be approved on July 31st of this year and have been included in this report. The data for all zone changes including ordinance numbers, dates and the potential for additional units is provided in the attached spreadsheet. There is approximately an addition of 754 additional units allowed within the City's zoning districts associated with this strategy.
- The City Continues to track the number of units permitted under this strategy which is reported in the Market Response section of this report.
- Zoning for higher densities produces housing at a lower cost for the developer, and ultimately produces a lower cost burden for the municipality per unit over time. All of these actions supports the overall goal of rezoning for densities to facilitate the production of lower cost housing.
- As reported last year, the Cedar City Building Division has added a separate question to our permit tracking software requesting the number of affordable units proposed with multi-family projects. The city does not have any numbers to report this year.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Each of the reported zone changes, including General Plan Amendments are separate land use decisions in support of the subject strategy. Amendments to the City's land use maps alone are sometimes only one component of what is needed to ultimately see additional housing units constructed. Cedar City also made the following land use decisions supporting the approved zone changes as follows:

1. In relation to zone changes associated with Ordinance Numbers 0923-23-1 and 0228-24-2 the Board of Adjustments approved a variance removing



fencing requirements and the elimination of the Public Utility Easements (PUE) for a proposed Planned Unit Development which was the catalyst for the proposed zone change. Ultimately the variance in conjunction with the zone change allowed for the conversion of a single-family residence to a three (3) unit building and the addition of two additional platted units with an overall result of 4 additional units now platted for ownership. This action supports the goal of rezoning for higher densities to help facilitate moderate income housing by providing flexibility to the permitting process after the rezoning and ultimately leading to a final plat for 4 additional units.

2. In relation to the zone change associated with Ordinance 0228-24-3 the City Council approved a Deferral Agreement regarding a Master Planned Road abutting the property. Current Ordinance would have required the roadway improvement in conjunction with phase 1 of the project. The agreement allowed the project to move forward through the final plat process while the project proponent seeks a modification to the Transportation Master Plan. This decision provided flexibility associated with the zone change which allowed for approximately 20 additional units, thus facilitating the production of units at a higher density.

3. Associated with the approval of the zone changes associated with Ordinance number 04-24-24-3 the City Council approved a Development Agreement. The agreement allowed the R3-M Zone and associated General Plan Amendment to be approved so long as the overall density of the development did not go beyond the overall density allowed in the General Plan. Although there was no overall increase in density per the General Plan, the proposal allowed for a much denser pocket of the development to cluster so that the maximum allowed density per the General Plan could be attained with dense townhome proposal in conjunction with single family residences. This development agreement also alleviated potential concerns in the area with existing and master planned infrastructure.

Currently there are thirty (32) townhomes proposed within the 2.25 acres that is now zoned R3-M (previously master planned as medium density at eight units per acre). The narrowness of the area would have only allowed a generous estimate of four four or five (5) single family lots. This decision supported the zone change to a higher density and thus aligned with the overall goal to zone for densities to facilitate the production of moderate-income housing.

4. It is anticipated that on July 31st the City Council will approve a Development Agreement associated with the 3200 North Canyon Drive zone changes which will allow for a net gain of 470 additional housing units over the general plan densities. The Development agreement ensures that as development progresses upwards of the General Plan densities, that



infrastructure capacities will be reviewed for adequate carrying capacity.

5. Based on staff review of traffic study, associated with the Canyon Ranch Drive zone changes, it is anticipated that on July 31st the City Council will approve an amendment to the City Transportation Master Plan. The proposal will amend the Master Transportation Plan changing Canyon Ranch Drive from a proposed 75 foot arterial to a 100-foot major arterial to support the anticipated increase in traffic associated with the new increased densities.

6. Changes Applicable to all zones.

a. On March 13, 2024 the City Council passed Ordinance 0313-24-1 adopting Section 26-IV-20 of the Cedar City zoning Ordinance allowing a Cluster Subdivision Overlay which is applicable to all residential zones in the City, and of which does not require review and approval by any governing body. All properties in Cedar City are eligible to utilize the cluster subdivision by right with no required approvals by the Planning Commission or City Council.

Essentially this new ordinance allows a reduction in the minimum lot size to half of the requirements of an underlying zone so long as the overall density does not exceed that allowed by the Zoning Ordinance. Although the density allotment in the Zoning Ordinance cannot be exceeded, the clustering of homes under this new ordinance does allow for greater density as it allows for roads and unbuildable areas to be included in the overall density. This change supports the strategy stated above by essentially rezoning all residential properties for a potentially higher number of units in Cedar City.

b. On March 14, 2024 the City Council passed Ordinance Number 0508-24-1 reducing the required lot width from 90 feet to 70 feet in the R-1 Zone, and 70 feet to 50 feet in the R2-1 and R2-2 zones. It is anticipated that the reduction will provide more flexibility in design, and reduced costs to bring additional units within these zones. This change along with the cluster subdivision will allow for a greater number of units in all residential zones thus decreasing the infrastructure cost associated with development in any given geographic area.

Example:

The Cedar City Engineering Division is currently reviewing a proposed cluster subdivision associated with Ordinance 04-24-24-3 in the R2-1 Zone with 7,000 square feet required as the minimum lot size per the Cedar city Zoning Ordinance. Under the cluster subdivision the minimum lot size can be reduced to 3,500 square feet and the new minimum lot width is now 50 feet. Although the design of any subdivision can be infinite, it is estimated that the cluster subdivision along with the reduced lot widths has allowed for approximately seven (7) additional single-family homes within the same geographic area.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Zone changes for higher densities can be met with very strong resistance from the public. The City Council has continued to approve most general plan and zoning map proposals for increased density even in face of strong public resistance. Concerns from the public generally include neighborhood character, potential crime in high density areas, viewsheds, traffic and other infrastructure.

In the spring of 2022 Cedar City adopted a Comprehensive Amendment to the General Plan. Cedar City also approved master plans related to water, sewer, storm drain, and transportation. With the amount of development and the approval of higher densities, there are concerns from residents and staff as to the impact of development on these master plans and overall infrastructure capacity.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

As indicated in the planned action steps above, Cedar City continues to track the resulting number of units associated with the proposed zone changes as shown below:

- For this reporting year, the City issued 582 building permits for residential units which includes two (2) building permits issued in association with Ordinance 0228-24-2 (Central Commercial to R3-M). Other projects are currently well underway including the approval of two final plats for 44 new units, and the



preliminary review for 207 additional units.

- During the last reporting year, the city approved fourteen (14) zone changes and issued 575 building permits for residential units. Of the permits issued one permit was associated with the an approved zone changes for a 32-unit, 128 bedroom student housing project. The building is anticipated to be completed in August of this year. Other approvals associated with the previously approved zone changes include the approval of two vicinity plans (similar to a pre-plat) for 75 townhome units.
- From August 1st, 2021 to July 31st of 2022 the City issued 711 permits for new residential units. Of these permits 145 units can be directly attributed to the City's approved zone changes to higher densities. Other approvals include approved plats for 67 townhomes, 62 twin homes, 75 single family homes.
- It is early in the development process to determine exactly what the ultimate market response will be for the current reporting period as there is significant lag time between any given zone change, subdivision improvement plans, and ultimately new building permits issued. Over the last three years the approved zone changes, general plan amendments, and other actions have opened up the opportunity for increased densities in Cedar City with 179 permits for additional units issued directly related to this strategy.
- Per the Kem C Gardner Policy Institute, Iron County was the fastest growing County in Utah for the second year in a row running at 3.7 percent in 2023, and 4.2 percent in 2022. As a result of the pandemic the institute also reported a reduction in building permits by 26 percent from 2021 to 2022. This is in line with the approximately 20 percent decrease reported above. Higher interest rates have also affected the affordability of housing. Cedar City has responded to these market challenges by continuing to approve zone changes for higher densities. It is expected that as market conditions improve, the continued rezoning for higher densities will be responsible for additional units in the future.
- As a result of the City Council's current and past practice even considering sometimes strong public resistance, the development community continues to pursue changes to higher densities with the anticipation that their proposals will be met with a favorable outcome.
- An additional factor related to increased housing and related commercial developments associated with Cedar City's record-breaking growth is traffic. Traffic is one of the main concerns that the public will bring forth in resistance to zoning proposals for higher densities. UDOT data indicates an additional 1,000 trips at SR-130 and the Cedar City's south interchange from 2019 to 2022. Due to the significant traffic increases UDOT plans to modify the south interchange and provide a 3rd travel lane northbound from Hamilton Fort to the south interchange, and ultimately to the 200 North interchange.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
High Density Zone Changes for Report 2024.xlsx

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Cedar Hills city

Who is filling out this report?

Chandler Goodwin

City Manager

cgoodwin@cedarhills.org

801-785-9668 x101

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/4305/CCH/3602786/Zoning_Map.pdf



When did the last zoning map or text amendment occur?

September 14, 2021

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

22

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Approximately 100-150, final determination will be done by slope analysis of hillside areas

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

Approximately 10

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The remaining land to be developed in Cedar Hills is on the hillside which requires a topographical study to be performed as densities of dwelling units per acre are granted based on slope percentages. Because studies have not been performed on the majority of the subject land, Cedar Hills can only provide an estimate of the number of dwelling units that could be entitled based on the limited land available for development. Beyond the hillside constraint, Cedar Hills is limited in the amount of development due to being nearly built-out. While the majority of the community is less than 30 years old, there are some older areas, about 50 years old, that could possibly be further subdivided. Finally, the last major barrier to development in this area is the cost to develop infrastructure. The land sits on the hillside where the prime land that would be used for development is occupied by large utilities, power and water. Rocky Mountain Power has high transmission lines running through the area, and the Metropolitan Water District of Salt Lake and Sandy has a 60" aqueduct traversing the land. Due to easements associated with these utilities, development becomes problematic as the remaining land sits on slopes greater than 15%, and in some cases large sections are greater than 30%. The prospect for development exists, but the cost to develop the necessary infrastructure on a hillside that leave very little developable land remaining is the greatest barrier to this land being developed

Provide any narrative or description to support the data entered above. This



could highlight any notable developments moving forward, clarifications of the data, etc.

The City has met with a number of developers over the years to go over potential developments in the H-1 Zone. In on site meetings and in subsequent slope studies, developers are made aware of the issues with developing the hillside. As they become aware of easement and existing utilities in the area, it becomes apparent that the land that is most suitable for development, flat or slight slopes, is already encumbered by existing utilities such as aqueducts, culinary water lines, and pressurized irrigation water lines. Experience has shown that when the facts on the ground are brought up in these conceptual meetings, very rarely do preliminary plans come forward for approval

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other

The City has met with a number of developers over the years to go over potential developments in the H-1 Zone. In on site meetings and in subsequent slope studies, developers are made aware of the issues with developing the hillside. As they become aware

Total known number of Accessory Dwelling Units recorded as of the report submission date:

56

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

3 permits for walkout entrances for ADU



Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

4 ADU registrations

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Planning technical assistance, Model ordinances, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

The state can provide data to cities that is collected through studies or surveys that will aid in the drafting of MIH plans. It would also be helpful if there weren't changes in the report each year. If there were consistency in the reporting process it would streamline the process and reduce the amount of time to get familiar with the new requirements. Finally, much of the reported information itself becomes redundant year-over-year. The obstacles to creating MIH are going to be the same next year, so expect the same answer

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.



Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Year 2 Action: Continuing education to residents in newsletter to include links to city code relating to ADU's and ADU opportunities for homeowners

3. What page in the submitted plan can this be found?

12

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The June newsletter for Cedar Hills included information for residents that served to help them understand the housing terms "Moderate Income Housing, Accesory Dwelling Unit, Short Term Rental, and Single Room Occupancy" and how these options are available for them to consider when remodeling or building their homes. As Cedar Hills is nearly built out and a relatively newer community (most homes are less than 25 years old), there is very little new development or large-scale redevelopment that can assist in meeting the City's MIH goals. However, homeowners who may be considering a remodel by adding an ADU can help to build the moderate income housing stock in Cedar Hills. Helping residents understand the various housing options will help them to make an informed choice to not only make their current homes more affordable



for themselves, but to create an option that will create an affordable living arrangement for another household. City staff added this information to weekly resident emails from June to July as well as featured it in the June and July newsletters.

https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/4305/CCH/4425547/June_Single_Sheet.pdf

Cedar Hills staff is committed to finding new ways to inform residents of housing options that will promote growth in local MIH stock.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

As the code regulating the use of ADU's throughout Cedar Hills has already been established, there was not a need to adopt any new land use regulations altering or amending this strategy. As State legislation is adopted, changing what cities are allowed to do as it pertains to ADU's, Cedar Hills will work to keep City Code up to date and relevant.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The greatest barrier to successfully educating residents about ADU housing (and other types of housing) is that in passing conversations with residents, it becomes very apparent that many do not look at what the City puts out on social media, websites, newsletters, or weekly emails. Trying to get good information to residents through as many touchpoints as possible is time consuming and not particularly effective. Staff believes that this barrier, residents apathy to the message the City puts out related to housing, can be overcome through consistent messaging, and using each opportunity as it is presented, to educate residents on various housing options available to them. It



is difficult to document this type of barrier, as we would expect to see an uptick in ADU registrations following educational campaigns, but this has not been the case. Typically, registration occurs when residents are informed about the need to register ADU's following the City receiving a complaint

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

When the City initially required that ADU's be registered with the City, for many years there were zero registrations. This was due to the onerous requirements that were in place that disincentivized compliance. The City required additional impact fees and extensive building renovations (i.e. separate air duct work) that would make compliance prohibitively expensive. When the City no longer required the payment of additional impact fees and changed the requirements for compliance with building codes to meet a minimum standard, the City began to see registrations. Additionally, when plans come in for buildings, and it is clear that there is the intent to have an ADU, staff has been educating residents and builders about the requirements related to ADU's. From the time that these changes have been implemented, the City now has 55 ADU registrations. While there are still more units in the City that are not registered, continuing to educate residents has proven to slowly work to increase the number of registered ADU's in the City.

8. Links to supporting documentation (Optional)

Link to June 2024 Newsletter https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/4305/CCH/4425547/June_Single_Sheet.pdf
Link to July 2024 Newsletter https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/4305/CCH/4558673/July_Single_Sheet.pdf

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

F. Year 2 Action: Implementation of appropriateness to amend zoning map as determined by City Council

3. What page in the submitted plan can this be found?

12

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

F Staff presented the City Council with a study on rezoning a portion of the SC-1 Commercial zone to be mixed use development as part of the December 5, 2023 City Council meeting. At that meeting the City Council considered an option to rezone a portion of the SC-1 Commercial Zone. The City Council ultimately rejected the proposal due to a number of factors: limited availability of commercial land in the area, lack of major commercial centers and transit corridors to help make a rezone to MIH feasible, and a rezone would result



in a spot zoning that would create an island of a certain zone that would not be contiguous with a similar land use category. The City Council is opposed to spot zoning and the effects that it would create throughout the community. Because there is not going to be commercial centers nearby Cedar Hills, and a transit corridor is unlikely, the City Council and Planning Commission will need to reassess this goal and amend the City's MIH by adopting a new strategy and creating a new timeline for implementation. This will need to be done before the end of 2024 in order to report in 2025.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Staff presented the City Council with a study on the possibility of rezoning a portion of the SC-1 Commercial Zone to be a mixed use residential zone, similar to what was done in another portion of the SC-1 Commercial Zone. However, due to factors that remain outside of the City's control, the City Council decided that it was not in the best interest of the community to rezone any portion of the SC-1 Zone at this time and did not pass the proposed resolution directing staff to pursue the rezone any further. As discussed above, staff will present to the City Council and the Planning Commission on amendments to the Moderate Income Housing Element, and select a new strategy that the City can work towards implementing.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The biggest barrier to rezoning a portion of the SC-1 Zone as mixed use is the awareness that a rezone will not result in any moderate-income housing being developed. The lack of proximate commercial centers for work and transit for workers to travel to work creates a scenario where a rezone would not result in the desired outcome. Following the staff presentation to the City Council in



November 2023, it became apparent that the City did not have any interest in rezoning part of the SC-1 Zone as there is only about 3-4 acres of land remaining as undeveloped land in this zone. Because of this lack of desire to rezone, staff will be proposing to the Cedar Hills Planning Commission and City Council amendments to the City's Moderate Income Housing Element strategies. Adopting a new strategy in place of this current strategy with the subsequent benchmarks will refocus the City's efforts to promote moderate income housing in Cedar Hills.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

. When the City initially made a change in the SC-1 Commercial Zone to allow a segment to develop as mixed-use, there was limited interest. Eventually, the parcel did get developed as a mixed-use development with four townhomes and eight apartments, but due to the lack of local transit and the distance to nearby commercial centers, none of the units in this development qualified as moderate income housing. In evaluating remaining undeveloped parcels for mixed use zoning, the circumstances haven't changed in any meaningful way that would create a different outcome than the previous rezone. Given Cedar Hills land use standards in the SC-1 zone, the development of buildings and homes does not result in moderate income housing. As mentioned before, staff and City Council will need to reevaluate this strategy and select a new one for coming reports.

8. Links to supporting documentation (Optional)

https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/4305/CCH/3794999/12-05-2023_City_Council_Packet.pdf

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

1

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Year 2 Action: Draft ordinance language guiding the development and promotion of SRO's within Cedar Hills

3. What page in the submitted plan can this be found?

12

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff has worked with the Planning Commission to draft a code that outlines the provisions related to single room occupancy within Cedar Hills. Current code allows for SRO based on the definition of a family which includes language that allows for up to four unrelated individuals to live together as one housekeeping



unit. The proposed code would continue to allow for four unrelated individuals to live together, but would include language that would help to preserve the residential nature of the neighborhood where the SRO is located, and would also protect the tenants from exploitation. Experience has shown that a guaranteed amount of space and access to amenities within the home promote comfortable living arrangements while also promoting a safe and hygienic environment.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

City Staff has presented a draft ordinance on single room occupancy to the City Planning Commission in May, June, and July of 2024. While the City's current definition of the family found in City Code 10-2 allows for SRO's as a living arrangement, staff and the Planning Commission felt that it was necessary to outline further detail to the City Code to clarify this type of living arrangement to protect homeowners as well as tenants. As mentioned before, the current definition of a family, found in 10-2-1 of Cedar Hills City Code, allows for up to four unrelated individuals to live together as a single housekeeping unit. With that standard already being established, Cedar Hills is pursuing adopting additional, clarifying code that will clarify some of the ambiguities, such as should a household living as an SRO arrangement require the homeowner to be one of the four unrelated individuals? Staff has worked with the Planning Commission to draft code to assist staff in promoting and enforcing this code. The Planning Commission met in May, June, and July to discuss and recommend a draft code to the City Council for final approval. It is anticipated that this final code will be adopted by the City Council in August.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No barriers have been encountered in drafting code related to single room



occupancy. The Cedar Hills Planning Commission has reviewed the code in May, June, and will recommend a draft ordinance to the City Council for adoption as part of their July meeting. It is anticipated that the City Council will adopt an ordinance related to SRO's in August or September.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

As the draft code related to single room occupancy has not been adopted, only discussed in the Planning Commission. It is anticipated that this code will be adopted in August or September of 2024. When it passes, staff doesn't expect a significant response as this type of living arrangement is currently allowed in the City, the only difference would be the new ordinance would outline some specifics, such as requiring the owner of the home to be an occupant of the building. So, it is not anticipated that there will be major changes that can be observed. Staff will continue to educate residents that this is an allowed housing option.

8. Links to supporting documentation (Optional)

<https://www.cedarhillsutah.gov/article/1642037>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.



Clicking the “Next” button at the bottom of the form will submit your report.



Centerville city

Who is filling out this report?

Michael Eggett

Community Development Director

michael.eggett@centervilleutah.gov

801-292-8232 ext. 6437

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://cc.maps.arcgis.com/apps/webappviewer/index.html?id=429c8bab61404800a2c0118a21437d18>



When did the last zoning map or text amendment occur?

June 4, 2024, zoning map amendment from R-L to PF-H

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

10 residential units through a Planned Unit Development.

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

48 residential units through a Planned Development Overlay (PDO) Zoned development.



Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

93 total residential units that are entitled but have not pulled a building permit.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

58 total entitled residential units have received will serve letters from utilities and the infrastructure (roads and utility lines) is installed or in the process of being installed.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Economic and market slowdown; lower demand in the community for housing products; cost of infrastructure development; increased building costs; developer or property owner decision not to build; higher interest rates and borrowing costs; and other geographical and geological constraints affecting development.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The City has recently approved various residential subdivisions, including a newer 67 lot residential subdivision. Most developers are taking more than 18 months to buildout of the public infrastructure. Such delay is likely due to the above-mentioned reasons regarding increased building costs, higher interest rates and borrowing costs, lower demand, and staggered buildout plans.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external



detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other

Number of approved Accessory Dwelling Unit permits issued by the City in accordance with applicable provisions of the City Zoning Code.

Total known number of Accessory Dwelling Units recorded as of the report submission date:

We currently have 16 total approved and recorded Accessory Dwelling Unit permits in Centerville.

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

Three (3) building permits have been approved for Accessory Dwelling Unit construction within this date range.

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

We do not issue business licenses or permits to rent an Accessory Dwelling Unit in Centerville.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

There have been five (5) Accessory Dwelling Unit permits issued within this time frame.

Recommendations

What types of support would be helpful to your community as you implement



the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Model ordinances, Case studies for strategies, Reporting technical assistance, Guidebooks for planning and reporting, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

N/A at this time.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

Per the Centerville plan of implementation for this strategy, as set forth in Section 5.A. of the Centerville Moderate Income Housing Plan, Phase One (2024 reporting year) of this strategy is to "research future funding capacity for moderate income housing set aside programming".

3. What page in the submitted plan can this be found?

This strategy is outlined on page 13 of the submitted Centerville Moderate Income Housing Plan (identified as "Plan Element 5.A.").

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Centerville City has had telephone and written conversations with potential real estate development partners and owners to consider the conceptual discussion of working together on moderate income housing development options. The City team has discussed these concepts for future potential partnering with representatives from Ivory Homes, Symphony Homes, JF Capital, and CW Homes to work together in identifying property development sites and ideas that might accommodate moderate income housing options. Continued discussions with these developers are occurring as we evaluate concepts and options for further evaluation. The targeted goal is to identify possible project areas that might best fit moderate income housing within selected geographical locations of the City. Further, the City/RDA staff have met together to discuss RDA housing funding options. The City/RDA staff have evaluated the existing Redevelopment Agency (RDA) Areas to identify which RDA Areas may have housing funding monies or future monies available for the possible development of moderate income housing within these RDA Areas. One of the next steps of this plan is to strategize housing development with any of these potential real estate development partners, review the RDA housing funding programming availability, and then introduce these potential partnerships to the Redevelopment Agency (RDA) Board for further discussion and consideration of paths in moving forward with project goals. The City/RDA is specifically continuing to discuss the potential for the utilization of some dedicated RDA housing funds for moderate income housing development within a specifically identified RDA Area (Porter-Walton CRA).

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

There haven't been any specific land use regulations or land use decisions made by the City during this reporting period for this strategy. City staff and RDA staff have been working with property developers on these strategy discussions.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None, as it relates to Phase One of this selected strategy.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Relationships between the City team and the property development groups have strengthened as the various parties have discussed concepts and potential ideas for moving forward with strategy ideas for moderate income housing. This strategy is not far enough along to yield any other market findings.

8. Links to supporting documentation (Optional)

Relationships between the City team and the property development groups have strengthened as the various parties have discussed concepts and potential ideas for moving forward with strategy ideas for moderate income housing. This strategy is not far enough along to yield any other market findings.



Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

T

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Per the Centerville plan of implementation for this strategy, as set forth in Section 5.B. of the Centerville Moderate Income Housing Plan, part of Phase One (2024 reporting year) of this strategy is to "introduce and discuss the Moderate Income Housing Goals with neighboring South Davis Communities to identify potential collaborative efforts" for moderate income housing growth opportunities in the South Davis area.

3. What page in the submitted plan can this be found?

This strategy is outlined on page 13 of the submitted Centerville Moderate Income Housing Plan (identified as "Plan Element 5.B").

4. Describe each action taken between August 1, 2023 and July 31, 2024 to



implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Centerville City team sent out email invitation letters to the neighboring communities of Farmington City, West Bountiful City, and Bountiful City with an invitation for us to join together in order to discuss strategies to share resources for the potential acquiring of properties for moderate income housing development and also to determine development strategies to maximize new housing opportunities for those individuals and families with moderate income housing needs. Further, the City team also sent out a similar email invitation letter to the Davis County Community and Economic Development team to participate in these efforts. In these ongoing conversations we have invited these communities to participate with us in the near future for concept planning and ideas discussion regarding the potential development of moderate income housing that could be a benefit to our shared communities. These email invitations are a next step to last year's letter sent out to the neighboring communities by the Centerville City Mayor. As of the time of this report, West Bountiful City, Bountiful City, and Davis County have all responded to our invitation, and we look forward to meeting with them soon to further discuss collaboration ideas for the exploration of moderate income housing ideas that could benefit the housing goals and needs of our South Davis area communities. We are also hopeful to hear back from Farmington soon to plan and explore similar options and ideas with them.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There haven't been any specific land use regulations or land use decisions made by the City during this reporting period for this strategy. City planning staff is hopeful that discussion and coordination with neighboring communities will continue to occur in the near future.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must



advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None for the current phase of this strategy.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Relationships and partnering opportunities between the communities will hopefully increase as we team up with these neighboring communities to evaluate potential land acquisition strategies and moderate income housing ideas. This strategy is not far enough along to yield any other market findings.

8. Links to supporting documentation (Optional)

There is no linking information to provide for this strategy.

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

N

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or



municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Per the Centerville plan of implementation for this strategy, as set forth in Section 6.A. of the Centerville Moderate Income Housing Plan, Phase Two (2024 reporting year) of this strategy is to "research and evaluate other cities' programs for mortgage assistance and determine capability/capacity of implementing a program."

3. What page in the submitted plan can this be found?

This strategy is outlined on page 15 of the submitted Centerville Moderate Income Housing Plan (identified as "Plan Element 6.A.").

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Centerville City staff have researched, reviewed, and discussed various mortgage assistance programs from the cities of Midvale, Riverdale, and Ogden and their associated redevelopment agencies. Further Centerville City staff researched, reviewed, and discussed mortgage assistance programs from Davis County and the State of Utah. Information used for these discussions was obtained by researching housing programs as found online through the websites for each of these jurisdictions. This research, review, and discussion has provided City staff with a better understanding about these programs and how they have been implemented in those communities. The research also yielded some interesting financial programming/allocation ideas to consider as the Centerville City team discusses next steps for Phase Three of this strategy regarding potential implementation of a Mortgage Assistance Program for City Employees. The Centerville City team plans to further research more mortgage assistance programs from additional cities to gain more guidance and ideas for program development and implementation. Further, the City team intends to share these program findings with the Mayor and City Council to seek their guidance and direction in future potential program implementation and funding



directives for a Mortgage Assistance Program to provide a housing resource service to aid Centerville City employees.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There haven't been any specific land use regulation or land use decision made by the City during this reporting period for this strategy. City staff is hopeful to receive future direction and guidance from the Mayor and City Council regarding next steps on implementing a Mortgage Assistance Program for City employees.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None, as it relates to Phase Two for this selected strategy.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Phase Two of this strategy has led to a better understanding of programming ideas and opportunities that could be utilized in a formal Mortgage Assistance Program for City Employees. Such efforts, we hope, will allow City employees to live in the community if they qualify and desire to do such. This could then provide a positive benefit to the employees of the City and more broadly increase potential future service assistance to the community of Centerville. That being said, this strategy is not far enough along to yield any other market findings.



8. Links to supporting documentation (Optional)

There is no linking information to provide for this strategy.

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Clearfield city

Who is filling out this report?

Spencer W. Brimley

Community and Economic Development Director

Spencer.Brimley@clearfieldcity.org

801-525-2785

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://clearfield.maps.arcgis.com/home/index.html>

When did the last zoning map or text amendment occur?

Amendments to the zoning code took place in Q1 and Q2 of 2024. The most zone change was processed in 2023 changing property from residential to



commercial

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

1458

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc)



and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

360

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

The city does not provide "will serve" letters for development, but rather works closely with the project to notify them of required approvals in a timely manner. Digital submittal and online track of applications makes this process manageable.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The barriers for the developments have been financing, supply chains, and cost of product going up. All entitle lots have not been developed because unplanned for private costs of the project.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Most of the entitled units in the city are coming from approved development agreements for multifamily in the Clearfield Station and the Downtown area. Clearfield city doesn't have a lot of vacant land available for development. Although many of the projects have not moved forward as quickly as expected due to financial constraints, Fieldstone Homes has continued forward and has pulled 52 of their 56 permits for single family homes. They have been successful in part because they offer an IADU as a part of the home, which has opened doors for purchase that may previously been closed. Regarding potential residential units in our Downtown Form Based Code area, we don't have a way to quantify what is possible for our mixed use zones, because they don't have any density caps and they can have whatever density they desire given that they are meeting landscaping, parking, and other development standards. The mixed use and residential projects within our downtown area that have been built in the past few years are higher density projects, especially for Davis County.



Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other

Civic Review tracks the number of IADU

Total known number of Accessory Dwelling Units recorded as of the report submission date:

7

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

5

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

2

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement



the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Planning technical assistance, Model ordinances, Case studies for strategies, Staff resources

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Providing market data to help support municipalities as they seek to guide their efforts and make good decisions. Providing municipalities with data to guide their decision making would be of great value. One size does not fit all from the regulatory standpoint. It may be of great value to award communities who are leading out in MIH and have been working on housing issues, regardless of mandates and legislation. Additionally the City, like the State and other government entities, does not have endless funds and must seek to accomplish their tasks in a responsible manner as it relates to their residents and business owners

whose taxes support all city efforts.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or



municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Identify and summarize the development of housing types and densities in the Form-Based Code areas. (years 1-5 of current plan)

Analyze the FLU map for additional areas that may benefit from the Form-Based Code; prioritize any identified areas for rezoning (year 2 of current plan)

Initiate rezoning to the Form-Based Code in areas identified according to prioritization (year 3 through 5 of the current plan)

Identify the current zoning designations and future land use categories that allow for higher density and/or moderate-income housing development, where these designations are currently used, and their proximity to the mixed-use downtown, Clearfield Station, and commercial and employment centers. (year 1 of the current plan)

Analyze the FLU map for efforts to support higher density and/or moderate-income housing development in the mixed-use Downtown, near Clearfield Station, and adjacent to commercial and employment centers. Make updates as needed. (year 2 of the current plan)

Prioritize the rezoning of any FLU/Zoning mismatch areas in the mixed-use downtown, Clearfield Station, and commercial and employment centers. (year 2 of the current plan)

Initiate rezoning of areas according to prioritization (years 2 through 5 of the current plan)

Identify any changes from the previous year to the current zoning designations and future land use categories that allow for higher density and/or moderate-income housing development, where these designations are used, and their proximity to the mixed-use downtown, Clearfield Station, and commercial and employment centers. (years 2 through 5 of the current plan)

Identify the current areas in Clearfield where a mix of housing options are allowed within the same neighborhood and the tools the City uses to facilitate the mix of housing options. (year 1 of the current plan)

Evaluate if any changes are needed to the City's current planning and regulatory tools to better support a mix of housing in neighborhoods and



prioritize any needed changes. (year 1 and 2 of the current Plan)

Initiate updates to the City's tools to better support a mix of housing in neighborhoods. (year 2 though 5 of the current plan)

Identify the areas of the city where the goals and objectives from the Creating Downtown Clearfield Small Area Plan have been initiated and any additional areas to consider (years 1 through 5 of the current plan)

Evaluate if any changes are needed to the City's current planning and regulatory tools to better support implementation of centers and areas of focus along major transit corridors (year 2 and 3 of the current plan)

Identify and summarize the development types, including housing types and densities, within the initiated centers and areas of focus (years 1-5 of the current plan)

Identify and prioritize areas where rezoning can allow a mix of housing to better support integration of MIH into neighborhoods. (years 2 of current plan)

Initiate rezoning of areas based on prioritization. (year 3 and 4 of current plan)

3. What page in the submitted plan can this be found?

Implementation plan begins on page 9 - 12

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Approving the Station area plan and submitting for certification moves the city one step closer to implementation of the station area plan. In addition application for the first phase of the TOD has been approved and is planning to build in the fall (2024). The project will contain 213 apartments. Each action taken provides the ability to increase the number of housing units, or in the case of the TOD entitled units that will be built. The city continues to allow for zone changes, and existing zoning supports density, and housing affordability options.

Staff has been working on the update to the City General Plan and has been evaluating the future land use map and other properties in the community that could be rezoned for density. The city has seen a slow down in the applications for rezone as construction costs and interest rates have risen making projects more expensive to finance and construct. Prior to August of 2023 the city experienced explosive growth and approved several applications that would



increase density to support the development of housing. Actions taken by the city to facilitate this strategy commenced well before the 12 month window referred to above.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Additionally the city completed their Station Area Planning process and received approval from the City Council during a public hearing on May 28, 2024. Staff has submitted the document for certification to the required groups and is awaiting a final determination. The plan calls for and establishes policies to encourage and support redevelopment efforts in and around the station that would allow for increased density in support of additional housing. The City continues to work with UTA and their development partners in the execution of the master development plan for the Clearfield Station TOD that will allow for up to 1,000 residential units.

Clearfield City planning commission approved the first application for the TOD of 213 units. Additionally the Planning commission and city council were instrumental in their roles to review the Station Area Plan and provide feedback on the document for the approval of the Station Area Plan as stated above. Each of the decisions by the bodies allows for increase, or the opportunity to increase density and build affordable housing options within the city.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The City has not experienced many barriers to rezoning for densities, but rather has been a leader in this area. There was one application during the referred to window where the Council denied an application for a rezone of existing commercial property to residential. This denial was based on the fact that the property was off the corridor, and the council believed that demolishing of an existing commercial operation was inconsistent with the strategy and would



undermine the goals and objects of the city and the MIH plan.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Staff has noticed a reduction in the number of applications. From discussion with developers and builders the city understands that market conditions (construction costs and interest rates) have risen so much that there is a lot of holding in the private community until the election or things calm down in the market place.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Clearfield Connected 2024 Station Area Plan - COMPRESSED.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:



i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Identify potential redevelopment opportunities in need of infrastructure investment (years 1 through 5 of the current plan)

Understand extent and types of infrastructure investment needs for redevelopment opportunity areas and prioritize areas and projects (years 2-5 of the current plan)

Coordinate funding of projects to implement infrastructure investments that will support the creation of MIH. (years 2-5 of the current plan)

Initiate rehabilitation and/or installation of new infrastructure (years 3-5 of the current plan)

Identify the current zones and future land uses that would benefit from Active Transportation infrastructure investments to support construction of moderate-income housing. (year 1 of the current plan)

Coordinate prioritization and funding of Active Transportation projects to connect moderate-income housing areas with regional transportation (year 1 through 5 of the current plan)

Initiate rehabilitation and expansion of Active Transportation infrastructure in priority areas (years 2 through 5 of the current plan)

Identify the aging neighborhoods of the city that would need

infrastructure investments to support construction of moderate-income housing. (years 2 and 3 of the current plan)

Coordinate prioritization and funding of capital improvement projects to support construction of moderate-income housing. (years 2 and 3 of the current plan)

Initiate capital improvement projects in priority areas. (years 3 through 5 of the current plan)

3. What page in the submitted plan can this be found?

Information can be found on pages 12 and 13



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The city has applied for and received funding for a transportation Master Plan. The city has two respondents on the request and is currently evaluating proposals to select a consultant. Consultants will be retained prior to the fall and will be the study will be completed in the Spring or Summer of 2025.

In addition to the master transportation plan, staff continues to request funding to allow for improvements and updates as redevelopment efforts are occurring. This includes funding to assist with first and last mile projects, and implementation of the City's Active Transportation Implementation plan. Additionally, staff is working with Public Works to coordinate funding of projects to implement infrastructure investments that will support the creation of MIH in the City. Specifically upgrades to the city's sewer system to support the increased density.

The city is also working on projects with MIDA and Falcon Hill to connect the 650 north gate to 200 S. This will aid in the ability to move traffic more effectively as additional housing units are developed along State Street, as well as infill projects in the Downtown area.

The City public works department has undertaken a rebuild of 350 South State including all utilities. This road connects State Street (SR-126) into a current housing development that includes 100 units of LITHC housing and a mix of market rate townhomes. This project will directly connect residents in the area to one of the most heavily traveled bus routes in the city (State Street) to an alternate route with north/south access on Depot Street.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City is currently working on the general plan update which will be a means to provide a forward looking approach to growth and infrastructure as needed in the city. Staff plans to select a consultant for the transportation master plan, as well as complete the general plan update. Public Works and Planning meet regularly on Wednesday morning to address issues and discuss opportunities for projects. The city did adopt a station area plan to help inform the pending general plan and the future land use map associated with both. The station area plan will also help to set the proper context for the transportation master plan.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Inflation has been a major factor as it has caused the price of the Clearfield Station project to increase dramatically, to the point that the city had to obtain other financing to meet their obligations, in addition to bonds already issued to cover the TOD infrastructure costs. Development of the TOD infrastructure took longer than anticipated due to costs and supply chain. The infrastructure has been completed (Spring 2024) and any barriers to the city have been removed or overcome, thus far.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The developer of the TOD project has been delayed given the cost of construction materials and financing. The inflationary impact and cost of capital is a very legitimate factor for any progress to be made. Material costs to the city for infrastructure has slowed

the timeline for improvements. Both above and below ground infrastructure has been challenging as supply chains are disrupted and costs of materials have increased.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Clearfield RFP FINAL.doc

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Clearfield City had adopted an ordinance for the oversight and regulation of IADUs in the City. The implementation plan is on a three year cycle which means it will be completed in the next year (2025) and be removed, pending completion of all benchmarks. The strategy began in 2023 and will conclude in 2025, since the plan and actual benchmarks were adopted in 2022. Below are the benchmarks and timelines associated with this strategy.

Evaluate the City's current internal ADU regulations and identify if any changes are needed to better support the creation of ADUs (year 2 of the current plan)

Establish an effective tracking system to document all ADUs (Years 1 and 2 of the current plan)

Evaluate the ability of external ADUs vs. duplexes to better support integration of moderate-income housing options into residential neighborhoods. (year 2 of the current plan)



Initiate updates to the City's planning and regulatory tools based on the findings of the evaluation (year 3 of the current plan)

3. What page in the submitted plan can this be found?

This information can be found on page 13

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Clearfield adopted an ordinance to allow for internal ADUs along with the appropriate regulations in 2021. This ordinance was supported by the purchase of software to track and manage IADUs in the city. This software has been effective in managing and tracking, but staff continues to evaluate the software to meet the needs of the City as well as the needs for this annual report.

The City Council has discussed with staff about the possibility of detached ADU's and staff expects to start researching the topic more to provide information as a means to work towards adoption of an ordinance. The discussion associated with detached ADUs has happened previously, but has not gone forward. Recent changes in the make-up of the Council have brought these discussions back to the fore front of minds and opened the opportunity to discuss this with group with a new perspective.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City is supportive of the new SFD projects being developed at this time that are including an IADU as a part of the initial construction of a home. After adoption, the City has focused on providing information to the public. Staff has not made changes to the IADU regulations, but anticipates that the coming discussion with the council will lay the ground work for updates that will require land use decisions to bring housing affordability and the use of ADUs one step to closer to greater utilization in Clearfield. Recent changes to state code will necessitate updates to Clearfield's IADU ordinance. These issues are being contemplated and researched and will be completed between now and the 2025 report.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No barriers to this strategy have been experienced. The short window of measurement makes it difficult to gauge success. Overtime the city hopes that more data will produce more substantive results. As the city sees more IADUs come online we hope to better gauge the expectations and impacts of this implementation.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since 2023 the city has noticed an increase in IADUs and specifically within a new single family subdivision being developed by Fieldstone Homes. The majority of these requests have been tied to that new subdivision.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
Chapter 19_Internal Accessory Dwelling units.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes



Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Identify and summarize the development of housing types and densities in the Form-Based Code areas. (years 1-5 of current plan)

Analyze the FLU map for additional areas that may benefit from the Form-Based Code; prioritize any identified areas for rezoning (year 2 of current plan)

Initiate rezoning to the Form-Based Code in areas identified according to prioritization (year 3 through 5 of the current plan)

Identify the current zoning designations and future land use categories that allow for higher density and/or moderate-income housing development, where these designations are currently used, and their proximity to the mixed-use downtown, Clearfield Station, and commercial and employment centers. (year 1 of the current plan)

Analyze the FLU map for efforts to support higher density and/or moderate-income housing development in the mixed-use Downtown, near Clearfield Station, and adjacent to commercial and employment centers. Make updates as needed. (year 2 of the current plan)

Prioritize the rezoning of any FLU/Zoning mismatch areas in the mixed-use downtown, Clearfield Station, and commercial and employment centers. (year 2 of the current plan)

Initiate rezoning of areas according to prioritization (years 2 through 5 of the current plan)



Identify any changes from the previous year to the current zoning designations and future land use categories that allow for higher density and/or moderate-income housing development, where these designations are used, and their proximity to the mixed-use downtown, Clearfield Station, and commercial and employment centers. (years 2 through 5 of the current plan)

Identify the current areas in Clearfield where a mix of housing options are allowed within the same neighborhood and the tools the City uses to facilitate the mix of housing options. (year 1 of the current plan)

Evaluate if any changes are needed to the City's current planning and regulatory tools to better support a mix of housing in neighborhoods and prioritize any needed changes. (year 1 and 2 of the current Plan)

Initiate updates to the City's tools to better support a mix of housing in neighborhoods. (year 2 through 5 of the current plan)

Identify the areas of the city where the goals and objectives from the Creating Downtown Clearfield Small Area Plan have been initiated and any additional areas to consider (years 1 through 5 of the current plan)

Evaluate if any changes are needed to the City's current planning and regulatory tools to better support implementation of centers and areas of focus along major transit corridors (year 2 and 3 of the current plan)

Identify and summarize the development types, including housing types and densities, within the initiated centers and areas of focus (years 1-5 of the current plan)

Identify and prioritize areas where rezoning can allow a mix of housing to better support integration of MIH into neighborhoods. (years 2 of current plan)

Initiate rezoning of areas based on prioritization. (year 3 and 4 of current plan)

3. What page in the submitted plan can this be found?

The information for this section can be found on pages 9-12.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

As a community that is predominantly built out Clearfield has limited land that can be redeveloped to provide for a range of housing types. The city is working to identify and prioritize areas where rezoning can allow a mix of housing to better support integration of MIH into neighborhoods. Planning and preparing



for this effort is being handled in year 1. The current zoning within Clearfield, other than the Downtown FBC, Clearfield Station, and another mixed-use zone (D-R, Downtown Redevelopment), is traditional zoning and typically allows for a specific type of use, and does not permit the mixing of uses on a

parcel. The FBC adopted by the City does not include any density restrictions for units or units per acre. Height limitations are provided based on the zone in the FBC, but density is ultimately determined through the design process in providing sufficient parking and open

space to comply with the regulations. The current ordinances are written to emphasize density in commercial and mixed use zones, specifically in and around major transit corridors, commercial centers, and employment centers. Clearfield City is working to compile all of the housing types along with the associated densities in the FBC. An applicant can develop to an unlimited height and density in the downtown area. Outside of the Downtown and TOD areas residential zones include height limitations as well as density limitations.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Many of the land use regulations tied to this strategy were in place or adopted prior to the adoption of the 2022 version of the City's MIHP. The City conducted a market study in 2016 that identified areas of opportunity and investment from the private sector. Since 2016 the

city has allowed for rezones of property 11 out of the 12 times that were requested. Most have been approved with development agreements, but all have resulted in density where it was not previously permitted or it increased density (agricultural to single family) anywhere from 6-8 units to the acre. Outside of the city's FBC area, the highest density residential designation is R-3 (16 units/acre) which has been used to approve single family, townhomes, and condo projects. 3 of the 11 projects were mentioned in strategy 1. To date the highest density approved in any zone has been for a project in the FBC area that resulted in a density of 49 units to the acre. Additionally, these rezones have been in centers, or along major corridors adjacent to mixed use projects, commercial areas, or job centers.

As stated previously the FBC area does not possess density limitations, therefore the zoning to increase density or allow for more density is in areas with traditional zoning has happened in areas with traditional zoning.

6. What barriers were encountered by the county or municipality between



August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Because rezones are driven by the property owner the City has little control when properties apply for a rezone, however the city does spend a great deal of time educating homeowners on the land use process required if they do want to rezone or sell their property. Additionally projects have been delayed for several months due to market economies and policies impacting financing for projects.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Although the city has permitted rezones most projects are still on hold or working to obtain necessary financing to accomplish the project.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes



Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Identify and summarize the development of housing types and densities in the Form-Based Code areas. (years 1-5 of current plan)

Analyze the FLU map for additional areas that may benefit from the Form-Based Code; prioritize any identified areas for rezoning (year 2 of current plan)

Initiate rezoning to the Form-Based Code in areas identified according to prioritization (year 3 through 5 of the current plan)

Identify the current zoning designations and future land use categories that allow for higher density and/or moderate-income housing development, where these designations are currently used, and their proximity to the mixed-use downtown, Clearfield Station, and commercial and employment centers. (year 1 of the current plan)

Analyze the FLU map for efforts to support higher density and/or moderate-income housing development in the mixed-use Downtown, near Clearfield Station, and adjacent to commercial and employment centers. Make updates as needed. (year 2 of the current plan)

Prioritize the rezoning of any FLU/Zoning mismatch areas in the mixed-use downtown, Clearfield Station, and commercial and employment centers. (year 2 of the current plan)

Initiate rezoning of areas according to prioritization (years 2 through 5 of the current plan)



Identify any changes from the previous year to the current zoning designations and future land use categories that allow for higher density and/or moderate-income housing development, where these designations are used, and their proximity to the mixed-use downtown, Clearfield Station, and commercial and employment centers. (years 2 through 5 of the current plan)

Identify the current areas in Clearfield where a mix of housing options are allowed within the same neighborhood and the tools the City uses to facilitate the mix of housing options. (year 1 of the current plan)

Evaluate if any changes are needed to the City's current planning and regulatory tools to better support a mix of housing in neighborhoods and prioritize any needed changes. (year 1 and 2 of the current Plan)

Initiate updates to the City's tools to better support a mix of housing in neighborhoods. (year 2 through 5 of the current plan)

Identify the areas of the city where the goals and objectives from the Creating Downtown Clearfield Small Area Plan have been initiated and any additional areas to consider (years 1 through 5 of the current plan)

Evaluate if any changes are needed to the City's current planning and regulatory tools to better support implementation of centers and areas of focus along major transit corridors (year 2 and 3 of the current plan)

Identify and summarize the development types, including housing types and densities, within the initiated centers and areas of focus (years 1-5 of the current plan)

Identify and prioritize areas where rezoning can allow a mix of housing to better support integration of MIH into neighborhoods. (years 2 of current plan)

Initiate rezoning of areas based on prioritization. (year 3 and 4 of current plan)

3. What page in the submitted plan can this be found?

The information for this strategy is found on pages 9-12.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Clearfield City is an infill community with fixed borders and limited open space to develop or redevelop. Much of the land that is being developed that is not along the SR-126 corridor is small lot single family or an attached single family (townhome) product. The area best suited for density and redevelopment efforts



is the SR-126 corridor, which is primarily made up of zoning within the FBC area. This area possesses pockets of zoning that can be changed to allow for greater densities and increase the ability for private development to create densities necessary to increase the number of affordable units. The city

is coming close to the end of the update to the General Plan which is assisting with the analyzing of the FLU to identify areas of change and opportunities where zoning and the FLU can be more aligned. The General Plan update will help the city to identify the current zoning designations along with future land use categories that allow for potential density increases to support the development of moderate-income housing. Outside of the Downtown FBC, Clearfield Station, and similar mixed use areas the city maintains traditional zoning which has limitations on density. SR-126 is a focal point for the city with proximity to the mixed-use heart of the city, Clearfield Station, and commercial and employment center opportunities. The city will continue to analyze the FLU map to support higher density for moderate-income housing development in adjacent commercial areas as well as employment centers. Most rezoning requests are happening in areas outside of the downtown FBC area or in areas where it was already in place, like the TOD. Staff continues to evaluate small lot single family zoning to assist with the issue of missing middle housing. This zone would permit small lots to be developed in existing single family neighborhoods without any negative impacts.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Planning Commission and City Council approved areas for dense development in prior years, but have yet to see projects built or even permits submitted for review. The City approved a rezoning for residential density in 2022, but this project did not move forward and to date has expired. The city is continuously evaluating their future land use map as a part of the General Plan update. This process will result in recommendations for necessary zone changes, and other subsequent land use decisions to allow for increased density including, but not limited to new moderate income housing in and around commercial centers in the city. The city has some new perspectives since the election, which brought forward new ideas for development and possible new policy considerations for zoning regulatory change. Additionally, this opens the door to discuss policy and code that would allow for increased density and permit the development of moderate income housing along major corridors in the city.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Difficulties experienced by the developer, and the city with cost and supply chain have slowed the progress on this strategy. The TOD is the central point of this strategy and market limitations have been a major factor in the timeline.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Again, after adoption of the Mixed Use zone in 2014, the City has worked with UTA and their development partners to implement the agreed upon plans, however the current market conditions have made progress difficult. The City has laid the groundwork but find issue outside their control as barriers to realizing the hoped for success. Additionally, the city has experienced a decrease in applications for any sort of development, and recognizes economic issues are the main driver of this slow down. The 2024 national election could breathe life into the economy and potentially allow for some of these projects to start moving forward.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

1. Identify and summarize the development of housing types and densities in the Form-Based Code areas

2. Analyze the FLU map for additional areas that may benefit from the Form-Based Code; prioritize any identified areas for rezoning

3. Initiate rezoning to the Form-Based Code in areas identified according to prioritization

1. Identify the parameters for supporting a reduction or elimination of parking in certain areas and/or zoning designations

2. Prioritize areas and/or zoning designations for reducing or eliminating parking

3. Initiate the reduction or elimination of parking in areas and/or zoning designations based on prioritization



3. What page in the submitted plan can this be found?

Pages 9 and 14

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The creation and adoption of the FBC has reduced parking standards already with the implementation of lower ratios for parking. Clearfield City undertook a parking study in the fall of 2021 which was completed in September 2022. Changes to the parking ratios and standards were proposed by staff and adopted in June 2023 by the Clearfield City Council. This recommendation to parking standards was based on the results of the study that provided a recommendation for the reduction or elimination of parking in areas and/or zoning designations based on prioritization. Most notably, with multi-family residential uses the code was changed to reduce parking ratios based on bedroom counts and not unit counts. This will help ensure that sufficient parking is provided for residents, but not more than necessary that leads to empty parking fields.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Following the requested changes, the parking amendments were approved by the Council in early Summer of 2023. Since that time staff has been monitoring and managing parking issues that arise. The actions associated with this strategy will be completed in the 24-25 year and will need to be updated for the subsequent report in 2025.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must



advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since regulations were just recently passed to adjust parking there has not been any "response" to evaluate. Staff continues monitor projects to see if there is any "response" or "impact" from the community at large or development community over the next

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
Clearfield Parking Policy Report_092922.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 7

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

V

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or



municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

1. Secure funding to update the Station Area Plan for Clearfield Station
2. Coordinate updates to the Station Area Plan with Clearfield's General Plan Update and the principles identified in HB462
3. Update the Station Area Plan and initiate the certification process

1. Identify and prioritize areas where rezoning can allow a mix of housing to better support integration of MIH into neighborhoods.

2. Initiate rezoning of areas based on prioritization.

1. Identify the areas of the city where the goals and objectives from the Creating Downtown Clearfield Small Area Plan have been initiated and any additional areas to consider

2. Evaluate if any changes are needed to the City's current planning and regulatory tools to better support implementation of centers and areas of focus along major transit corridors

3. Identify and summarize the development types, including housing types and densities, within the initiated centers and areas of focus

1. Identify the current areas in Clearfield where a mix of housing options are allowed within the same neighborhood and the tools the City uses to facilitate the mix of housing options.

2. Evaluate if any changes are needed to the City's current planning and regulatory tools to better support a mix of housing in neighborhoods and prioritize any needed changes.

3. Initiate updates to the City's tools to better support a mix of housing in neighborhoods.

1. Identify the current zoning designations and future land use categories that allow for higher density and/or moderate-income housing development, where these designations are currently used, and their proximity to the mixed-use downtown, Clearfield Station, and commercial and employment centers.

2. Analyze the FLU map for efforts to support higher density and/or



moderate-income housing development in the mixed-use Downtown, near Clearfield Station, and adjacent to commercial and employment centers. Make updates as needed.

3. Prioritize the rezoning of any FLU/Zoning mismatch areas in the mixed-use downtown, Clearfield Station, and commercial and employment centers.

4. Initiate rezoning of areas according to prioritization

5. Identify any changes from the previous year to the current zoning designations and future land use categories that allow for higher density and/or moderate-income housing development, where these designations are used, and their proximity to the mixed-use downtown, Clearfield Station, and commercial and employment centers.

3. What page in the submitted plan can this be found?

Information is found on pages 10, 11, and 14.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City previously adopted their Station Area Plan in 2019 but given recent legislative changes is undertaking the required update which was completed in Spring of 2024 and is only awaiting the required certification process. The Frontrunner station site has been developed with horizontal infrastructure and been super padded to allow for private development to commence quickly. The project has it first vertical construction approved and is awaiting the permitting by the developer. Several commercial properties, particularly along State Street, are vacant/abandoned, in disrepair, or include lowland-value uses that typically relocate as an area urbanizes. These areas are "potential areas of transformation", indicating them as potentially ripe for development or redevelopment in the near future. These properties present an opportunity for additional transit-oriented development that would further support the station area.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City has approved the first phase of development for the TOD in accordance with the Station Area Plan. Final approval for the apartment projects were



granted on June 28, 2024. Additionally a subdivisionm amendment was completed to adjust the street

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Residents are concerned about this planning effort and afraid the city will take property or change the zoning on their parcel. Since the city does not own these parcels there are no plans to do this, but residents are still concerned about the planning effort. Additonally, developers have not moved as quickly as anticipated to develop this project. Costs of construction and financing continue to be impediments to projects moving forward, especially for the TOD.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Costs and fiancing continue to be stumbling blocks or construction to move forward.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
Clearfield Connected 2024 Station Area Plan - COMPRESSED.pdf



Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Clinton city

Who is filling out this report?

Peter Matson

Community Development Director

pmatson@clintoncity.com

801-514-0750

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://www.dropbox.com/scl/fi/ulqea6saq94wmrp3nuem/Clinton-City-Zone-Table-Uses.pdf?rlkey=c8dnbbfr50m39g4zugg2s4b89&st=88hqptms&dl=0>



When did the last zoning map or text amendment occur?

July 9, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

718

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

271

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

307

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

0

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The estimated 307 lots that are zoned residential, but have not moved forward with development application, an estimated 50 lots are impacted by RMP and JWCD easements on or adjacent to the property.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Of the total estimated entitled units provided above, 140 lots are vacant and platted but not yet applied for or issued building permits. With the recent slowdown of single-family permits, these platted lots are coming online with new permits issued at an average rate of four per month.

271 of the entitled units/lots are in two recently approved townhome/small-lot SF developments. A 162 unit PRD is in the preliminary plat review stage and the remaining 109 units have conceptual plan/overlay zoning approval with preliminary plat submittal pending.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your



ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

0

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Planning technical assistance, Model ordinances., Case studies for strategies, Reporting technical assistance

Describe any recommendations on how the state can support the county or



municipality in implementing the moderate income housing strategies? If none, please write N/A.

Past training sessions and related guides, FAQs, etc. have been very helpful. Discussions with staff from the State and between city representatives have been valuable to learn of various ways strategies are being utilized and reported.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

A) REZONE FOR DENSITIES NECESSARY TO FACILITATE THE PRODUCTION OF MODERATE-INCOME HOUSING

TASK 1: Examine the possibility of medium density residential densities in the west Clinton annexation area.



TIMELINE/BENCHMARKS: Recommendations for review by the planning commission and city council by end of 3rd quarter 2023.

TASK 2: Complete draft of multi-family (R-M) zone update, including design guidelines.

TIMELINE/BENCHMARKS: Present draft of updated code to decision makers by end of 4th quarter 2023.

TASK 3: Examine areas for transitional densities may be appropriate for medium density residential.

TIMELINE/BENCHMARKS: Ongoing throughout reporting period. Present any findings to decision makers by end of 2nd quarter 2024.

TASK 4: Prepare concepts for general plan updates addressing missing middle housing.

TIMELINE/BENCHMARKS: Draft concepts to Council by end of 2024.

TASK 5: Finalize general plan update addressing missing middle housing.

TIMELINE/BENCHMARKS: Complete by end of 2nd quarter 2025.

3. What page in the submitted plan can this be found?

4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

TASK 1: In July 2023, the property owner of approximately 35 acres submitted a notice of intent to annex 19.66 acres, aiming to zone the total area as R-M/PRD (Multi-Family Residential/Planned Residential Development) for the development of around 379 townhome units. By October 2023, negotiations between the city and the applicant on a draft annexation agreement, which included infrastructure improvement requirements, were underway. However, at the end of the projected timeline, summary recommendations were still pending finalization for the planning commission and city council's review. The applicant, realizing the city was updating the R-M zone and creating a PRD overlay zone, expressed a desire to develop under the new regulations. Discussions on the annexation agreement resumed after the adoption of the new ordinances in February 2024, leading up to public hearings before the planning commission on June 27, 2024, and the city council on July 9, 2024. Following the public hearing, the city council decided to postpone their decision on the annexation,



annexation agreement, and rezoning to further review and discuss possible modifications to the development proposal. One of the main items of interest for the council was a potential of incorporating additional small-lot single-family lots into the plan.

TASK 2: Discussions regarding R-M zone updates and a new PRD overlay ordinance began with the planning commission in July 2023 and continued through August 2023. A joint work meeting with the city council was held in October 2023 and the planning commission continued their review of the draft codes through October/November 2023 with a final draft recommendation forwarded to the city council in January 2024. The city council held a work meeting discussion in August 2023 and a second work meeting and regular meeting discussions in January 2024. The city council approved the R-M zone updates, and a new PRD overlay zone in February 2024. The new ordinances clarified setbacks and lot sizes in the R-M zone while the PRD overlay provided a review framework and design guidelines for larger townhome developments up to 12 units per acre and single-family lot sizes of 3,500 square feet or more. The projected timeline for was for completion by the end of the 4th quarter 2023. The timeline for this task was met with the ordinance recommendations presented to the city council in December 2023, however, the final ordinance adoption came in February 2024.

TASK 3: A main discussion point throughout the review process for the R-M and PRD ordinances was how to effectively transition attached units when developed adjacent to single-family neighborhoods. The adopted ordinance includes standards for density transitions from existing neighborhoods through changes in lot sizes or the placement of open space and roads between existing homes and the higher density townhomes. There is still work to be done through ordinance modifications and perhaps the creation of a new zone catering to small-lot projects and infill development to make better use of vacant land behind older homes that front on the busier streets. This task will continue to be addressed as part of the upcoming general plan update starting in August 2024.

TASK 4 and TASK 5: City staff have spent time and effort during the reporting period preparing maps and draft policies for consideration with the upcoming general plan update. The city was awarded funding through the WFRC TLC program to complete a city-wide general plan update together with three small-area plans. This \$280,000 project includes \$260,000 in TLC funds with \$20,000 in matching city to hire a consultant team to begin work in August 2024 and complete the update and implementation plan by the end of 2025. A key component of this update will be a city-wide infill analysis, and the implementation of ordinances for the inclusion of medium density (missing middle) residential to achieve a better balance of moderate-income housing in the community. The task's timeline was set to deliver draft ordinance



amendments to decision-makers by the end of 2024 and GP/zoning map updates by the end of 2nd quarter 2025. This timeline is reasonably aligned with the general plan update process's duration.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

SUMMERS PROPERTY R-M REZONE: In August 2023, a general plan amendment and R-M rezone for a townhome/small-lot single family development went before the planning commission. This aligns with the commission/council's review of the R-M code updates and the introduction of a new Planned Residential Development (PRD) overlay zone. This request fit within the density guidelines of the R-M zone, but since the code updates were in process, a detailed development agreement was proposed. Ultimately, the plan amendment and zoning received approval under Ordinance 23-08Z, with the development agreement adhering closely to the standards outlined in the proposed ordinance. The approval encompasses a concept plan that features 97 townhomes and 64 lots, with sizes varying from 4,500 to 7,500 square feet. This marks the first multi-family zoning change to be approved in two decades, reflecting the elected officials' commitment to meeting the moderate-income housing needs of current and prospective residents through more accessible housing choices.

R-M CODE UPDATE and PRD OVERLAY ZONE: As noted under the progress report for TASK 1 and TASK 2 above, the review and ultimate approval of the R-M zone updates (Ordinance 24-01Z) and adoption of a new PRD overlay zone (Ordinance 24-01Z), marks a distinct recognition by elected officials that existing and future moderate-income residents deserve more home ownership opportunities. With the implementation of these ordinance updates, the city is now poised to contemplate future zone changes, allowing for densities of up to 12 units per acre. This balanced strategy safeguards established neighborhoods while offering sensible design standards, ensuring that new attached unit and small lot developments enhance the community's overall quality of life.

SCHULTZ PROPOERTY R-M/PRD REZONE: With the new ordinances in place, the same applicant on the Summers Property rezone submitted a general plan amendment and rezone for a similarly placed development with a housing mix of 75 townhomes and 34 small lots on 12.25 acres for an overall density of 8.90 units per acre. The general plan amendment and R-M/PRD rezone (Ordinance 24-03Z) were approved by the city council on July 9, 2024. With the new codes in place, the plan amendment and rezone were unanimously recommended for approval by the planning commission, and unanimously approved by the city



council.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

BARRIERS ENCOUNTERED - WEST CLINTON ANNEXATION: The timeline for the West Clinton annexation and R-M/PRD rezoning process was prolonged due to pending amendments to the zoning ordinance. Although the delay might appear as a hindrance to approval, it offered a chance to refine the proposal to better align with the city officials' desired standards for density, design, open spaces, and roadways.

The council members' preference for more single-family lots over townhomes may present a challenge to obtaining development approval. However, it is evident that the elected officials are willing to collaborate with the applicant on a revised design to enable progress.

The complexity of development in the annexation area is heightened by the requirement to upgrade the sewer lift station that serves both this development and the neighboring properties. Moreover, as this is a rural area where the nearest residential development consists of homes on agricultural lots, the suggested townhomes represent a departure from the typical developments in this vicinity.

Furthermore, the anticipated extension of the West Davis Corridor (WDC) and the proposed 1800 North interchange are located directly east of the proposed development. While such projects usually predict an increase in density, it appears that local residents are struggling to envision a future freeway and the potential changes in land use it entails. This perspective may have played a role in the decision to table the annexation and rezone proposal for further discussion, rather than approving it in July 2024.

BARRIERS ENCOUNTERED - R-M AND PRD OVERLAY ZONE ORDINANCE UPDATES: As with any significant update to zoning ordinances, especially those concerning multi-family housing, this process included numerous public meetings and dedicated sessions with the planning commission and city council.



Despite being essential, the sequence of meetings and the time staff dedicated to preparing the different drafts extended over several months. The process included a public open house that attracted a large turnout. The extra time invested ultimately seemed justified and was considered a significant step in community engagement during the creation of the new PRD code. While this could be seen as a hindrance to developers aiming to construct moderate-income housing, the forthcoming general plan update and the introduction of additional zoning instruments for such developments may cause some rezoning requests to be postponed. However, it is hoped that this extra time will not adversely affect moderate-income families already burdened by high inflation and interest rates.

BARRIERS ENCOUNTERED - SUMMERS PROPERTY REZONE: Public input not only extended the approval time for the Summers Property GPA and rezone but was also crucial in addressing traffic and safety concerns, ensuring appropriate density transitions from existing neighborhoods, and advocating for quality open spaces and amenities. This feedback further informed the adjustments to the draft ordinance amendments. Moreover, the access coordination and corridor management standards set by UDOT presented challenges. The development needed an access permit to 2000 West from UDOT, which required cooperation with an adjacent landowner for future half-street access.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

As indicated earlier, the rezoning of the Summers Property to R-M served as a precursor for the subsequent R-M/PRD rezoning of the Schultz property. Similarly, the updates to the R-M/PRD ordinance appear to encourage developers to consider more townhome and small-lot zoning opportunities. An intriguing development occurred with the builder initially set to buy the entitled townhome project in the annexation area. This builder acquired the entitled Summers property instead, leading to the expectation that they will no longer pursue the annexation area townhome development. Consequently, this has provided an opportunity for another builder to step in.

The question emerges: Do the recent zoning changes contribute to a deceleration in the overall townhome market? Monitoring this market trend will be crucial in the coming years as these newly zoned areas progress through the review and approval stages, and as units become available on the market.



8. Links to supporting documentation (Optional)

<https://www.dropbox.com/scl/fi/trj1dnrpzr5tqldwxt2v/Clinton-MIH-Report-Strategy-A-Ordinances.pdf?rlkey=h75stbh1wibbw05ljwblgosuh&st=c6oc41gu&dl=0>

Attachment to supporting documentation (Optional)

Clinton MIH Report Strategy A Ordinances.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

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B) DEMONSTRATE INVESTMENT IN THE REHABILITATION OR EXPANSION OF INFRASTRUCTURE THAT FACILITATES THE CONSTRUCTION OF MODERATE-INCOME HOUSING.

TASK 1: Continue to plan for, fund and complete CIPs (Capital Improvement



Projects) in the aging neighborhoods of the community. This includes the upgrading of infrastructure for utilities, such as water, storm drains and sewers, sidewalks, road repair, and road maintenance.

TIMELINE/BENCHMARKS: Ongoing throughout the 2023-2027 reporting period. FY 2022/23 focus on improvements to 800 North, 690 West and 1000 West roadway projects; 2000 West water main project. 2023 and beyond - evaluate annually.

TASK 2: Apply for CDBG funds through Davis County's administration of the program to improve neighborhood accessibility with a continuation of the previously awarded ADA sidewalk ramp projects.

TIMELINE/BENCHMARKS: Ongoing and applied for throughout the 2023-2027 reporting period.

TASK 3: Annual application for 2023 Davis County CDBG program funds for ADA corner ramp replacements. 2024 and beyond - continue annual application.

TIMELINE/BENCHMARKS: 2023 awarded funds = \$65,000 +\$25,000 city matching funds.

TASK 4: Continue to administer and improve the efficiency of the Code Enforcement program to assist in improving the appearance and maintenance of neighborhoods.

TIMELINE/BENCHMARKS: Ongoing.

TASK 5: Allocate additional funds for part-time code enforcement specialist.

TIMELINE/BENCHMARKS: Completed 2022/2023 budget year.

Ongoing with similar annual budget requests throughout the 2023-2027 reporting period.

TASK 6: Continue offering neighborhood clean-up programs and free green waste trailer use to residents and holding scheduled free city-wide clean up days.

TIMELINE/BENCHMARKS: Ongoing and evaluated throughout the 2023-2027 reporting period.

TASK 7: Monitor and report estimated number of moderate-income residents directly impacted by city clean-up programs.

TIMELINE/BENCHMARKS: Ongoing and evaluated throughout the 2023-2027 reporting period.



3. What page in the submitted plan can this be found?

5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

TASK 1: CIP street projects completed during the past year include the full r-o-w improvements to 690 West and 1000 West. The 800 North multi-jurisdictional road improvement project continues through the 2024-25 city fiscal year. The 2000 West water main project is ongoing with the UDOT 2000 West widening project.

TASK 2 and TASK 3: The city applied for and received CDBG funding to continue to improve neighborhood accessibility in moderate-income neighborhoods. This current year program budget increased over the previous year to \$125,000, which includes a \$20,000 city match to replace 35 non-ADA compliant sidewalk ramps in the older neighborhoods in the city.

TASK 4 and TASK 5: In previous years, city code enforcement was managed through criminal procedures, which were often frustrating and inefficient. Over the past year, the ordinance was revised to an administrative process (Ord. 24-01), leading to the consolidation of tasks that had previously been spread across four city departments. In the last budget cycle, funding was provided for a part-time code enforcement officer to centralize these functions and enhance the efficiency of the new program. Following an extensive recruitment process, the position has now been filled. The new program and officer are expected to educate and support property owners in fostering greater neighborhood stability.

TASK 6 and TASK 7: Neighborhood clean-up initiatives, such as the free neighborhood dumpster program and city clean-up days, persisted throughout the past year. Nevertheless, due to recent budget limitations, elected officials are assessing the expenses and advantages of these initiatives to decide whether to implement a fee structure or if the programs continue to offer value to the city's residents. This evaluation will encompass an analysis and estimation of the number of residents affected, with a focus on those with moderate incomes.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

Completed update and adoption of Administrative Code Enforcement ordinance and program was approved with the adoption of Ordinance 24-01 on May 14, 2024.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

City budget constraints remain a central topic in discussions about expanding or refurbishing city infrastructure. The past year has been marked by high inflation rates, supply chain disruptions, and difficulties in securing qualified labor. Currently, the city is concluding plans for a proposed 32% tax increase to preserve staffing levels and sustain essential infrastructure initiatives.

The city faced difficulties in recruiting qualified candidates for the part-time code enforcement program position, resulting in a delay in the hiring process. The search for applicants started in May 2024 and concluded with the position being filled in July 2024.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Road construction projects enhance the quality of nearby neighborhoods and contribute to stabilizing property values. Although the construction process may be disruptive, the finished projects positively impact property values and the community's identity. For instance, the UDOT 2000 West and the upcoming 1800 North widening projects are significant efforts that impact individual property owners. However, they ultimately enhance the development potential of larger properties along these corridors. This improvement appears to boost the appeal



of larger properties for multi-family developments, potentially offering more accessible housing units.

CDBG ADA sidewalk ramp replacements occur in moderate income neighborhoods and improve accessibility for the disabled.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
Clinton Ord 24-01 Admin CE Ord.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
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E) CREATE OR ALLOW FOR, AND REDUCE REGULATIONS RELATED TO, INTERNAL OR DETACHED ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES.



TASK 1: As a follow up to the ordinance amendment for internal ADUs, the city will implement an online land use permit and building permit application review and approval process that will include:

- A public information handout and checklist for applicants.
- Promote internal ADUs with city newsletter, webpage and social media articles.
- Document and record a notice of all approved internal ADUs.
- Evaluate if there is any need for the legitimizing of any existing internal ADUs.

TIMELINE/BENCHMARKS: 2nd Quarter 2023 and 3rd Quarter 2023. Ongoing and evaluated throughout the 2023-2027 reporting period.

TASK 2: During the public hearing process for the internal ADU ordinance amendment, appointed and elected officials expressed a desire to examine the possibility of allowing "detached" ADUs.

- City staff will provide a summary and survey of best practices for review in Council work meetings.
- Ordinance amendment proposal for detached ADUs to be prepared and presented for review and possible approval by planning commission and city council.

TIMELINE/BENCHMARKS: Complete summary for Council by end of 4th quarter of 2023.

Complete draft ordinance amendment by end of 1st quarter 2024.

TASK 3: The city will evaluate how to account for existing internal ADUs to create a baseline inventory for tracking of new permits through resident surveys and other outreach opportunities.

- Begin inventory and survey activities by end of 2nd quarter 2023.
- Track ADU permits - ongoing throughout the reporting period.

TIMELINE/BENCHMARKS: By end of 2nd quarter 2023 and Ongoing and reported annually

throughout the 2023-2027 reporting period.

3. What page in the submitted plan can this be found?

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4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

TASK 1: Following the approval of the internal ADU ordinance, a public information handout and an applicant checklist have been developed to guide and educate the public. Notices have been posted on the web page, and an article in the city newsletter has been circulated to inform residents of the new ordinance. Although there have been inquiries from several residents, no formal applications for internal ADUs have yet been submitted.

TASK 2: Detached ADUs have been a topic of discussion at several planning commission work sessions, including a joint session with the city council. A draft ordinance has been prepared for review. However, staff resources were redirected to complete changes to the R-M and PRD zoning codes. Staff time was also allocated to two multi-family general plan amendments/rezones and the to the west Clinton annexation/rezone project. The draft ordinance is slated for discussion by the planning commission in August 2024, with the hope that a recommendation will be sent to the city council by year's end for their review and potential adoption. This process is expected to be influenced by input from the general plan update beginning in August 2024, particularly regarding residential infill strategies.

TASK 3: The tracking of Accessory Dwelling Units (ADUs) will be streamlined through the online permit software that is utilized for all city building permits. The ADU category has been established for applicants, and it is enhanced by the distribution of handouts and checklists prior to application. This process will be maintained throughout the upcoming year and for the rest of the reporting period.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Not applicable.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.



Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

It has become clear that our internal ADU code requires revision to remove ambiguity and establish precise regulations for attached ADUs. Our regulations state that an internal ADU is distinct from an attached ADU as it must be situated within the existing footprint of the home, rather than being an addition or expansion. This distinction may have discouraged some residents from proceeding with their desired ADU until the ordinance is amended.

The draft ordinance for detached Accessory Dwelling Units (ADUs) was postponed to prioritize updates to the multi-family zoning ordinance and the new Planned Residential Development (PRD) overlay zone. The process was further delayed due to the submission, review, and approval of two significant townhome and small-lot single-family rezoning and development projects. Concerns are anticipated during the public hearing for the detached ADU ordinance, reflecting the general feedback from residents, planning commissioners, and council members.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

High housing prices and rental rates have definitely impacted resident interest in Accessory Dwelling Units (ADUs). The distinction between attached and internal ADUs appears to affect residents' willingness to proceed with obtaining permits. Additionally, the absence of regulations for detached ADUs is shaping the market in Clinton. It is also observed that a fair number of residents are constructing large, detached garages or pool houses that possess several but not all features of a dwelling unit. It is anticipated that some of these residents may install cooking or sleeping facilities after their permits are approved, circumventing the ordinance.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

N

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

N) IMPLEMENT A MORTGAGE ASSISTANCE PROGRAM FOR EMPLOYEES OF THE COUNTY/MUNICIPALITY, AN EMPLOYER THAT PROVIDES CONTRACTED SERVICES FOR THE COUNTY/TO THE MUNICIPALITY, OR ANY OTHER PUBLIC EMPLOYER THAT OPERATES WITHIN THE COUNTY/MUNICIPALITY.

TASK 1: The city will study the feasibility of implementing an employee mortgage assistance program as an available option of the employee benefit package. Research best practices to draft policies and qualification criteria.

TIMELINE/BENCHMARKS: Start in 2024 with goal to present findings to city



council by end of 2024.

TASK 2: Examine working with a community partner such as the county housing authority or similar organization to help administer possible programs such as Down Payment Assistance and Home Repair Loan/Grant Program.

TIMELINE/BENCHMARKS: Explore feasibility of partner and program options with findings reported to city council by end of 3rd quarter 2024.

TASK 3: Consider potential use of CDBG or similar grant funds to support a variety of mortgage assistance programs.

TIMELINE/BENCHMARKS: Explore grant funding options in 2023 with Findings reported to city council by end of 2024.

TASK 4: If it is determined that this program is not feasible, the city will replace this strategy with another from the list provided in the most recently adopted State law. If this program is implemented in 2025, annual evaluation will be part of the city's budgetary review process.

TIMELINE/BENCHMARKS: If it is determined a viable employee assistance program is not feasible, replace this strategy by end of 1st quarter 2025.

Ongoing from 2025 to 2027.

3. What page in the submitted plan can this be found?

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4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

This strategy, while not deemed as critical as others in this report, has been a topic of internal discussion throughout the reporting period among staff and some elected officials. Identifying operational examples of employee mortgage assistance programs for municipal government employees has proven challenging. These programs appear to be more common in the private sector as a strategy to attract and retain workforce talent.

Some of the best examples of local government initiatives have been observed in California and Texas, particularly within their larger municipalities. Moreover, major cities such as St. Louis, Boston, and San Antonio provide housing assistance to municipal employees through down payment aid or forgivable loans. This strategy aims to encourage municipal workers to reside in the city's central areas, contributing to a broader community enhancement program



designed to stimulate reinvestment in aging neighborhoods.

Clinton will persist in exploring potential programs and benefits to enhance homeownership opportunities for city employees throughout the remaining 2024-2025 reporting period. This may include forming partnerships with federal agencies and local nonprofits to provide at least resources and guidance for city employees seeking to purchase their first home. There are also national programs aimed at aiding first responders, public safety officers, and civilian employees.

Should the city fail to make further progress in establishing an assistance program, the MIH Plan will be revised, and this strategy will be substituted with another from the approved list. Even if this strategy is removed or replaced, the city remains compliant with the minimum strategy requirement, having reported five strategies in the 2022 Plan.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

N/A

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The scarcity of local program examples has somewhat impeded the advancement of this strategy. Recent budgetary limitations and ongoing inflationary effects might prevent the city from offering further employee benefits without the risk of workforce reduction. Nevertheless, this could be a chance to collaborate with other agencies to offer a cost-effective method for attracting and retaining the essential talent to progress the city.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The transition from renting or living with relatives to homeownership remains a significant hurdle for younger city employees. Historically, the local market has faced difficulties in constructing attached units or small-lot developments that are within reach for these workers. However, recent changes in codes and zoning have led to the approval of developments that promise an increase in construction of townhomes and smaller lots at more accessible prices. It is hoped that this surge in housing availability, coupled with a mortgage assistance program, will enable city employees such as firefighters, police officers, public works inspectors, or planners to buy homes within the city that employs them.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

U

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting



period applicable to the subsequent progress report if the specified county or municipality:
 i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
 ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

U) DEVELOP A MODERATE-INCOME HOUSING PROJECT FOR RESIDENTS WHO ARE DISABLED OR 55 YEARS OLD OR OLDER.

TASK 1: The city will identify strategic areas of the city appropriate for development of a moderate-income housing project to serve Residents who over 55 years old.

TIMELINE/BENCHMARKS: Ongoing through 2023/2024 with initial analysis for decision makers by end of 1st quarter 2024.

TASK 2: The city will identify strategic areas of the city appropriate for development of a moderate-income housing project to serve disabled residents.

TIMELINE/BENCHMARKS: Ongoing through 2023/2024 with initial report for decision makers by end of 2nd quarter 2024.

TASK 3: Review the provisions of the city's zoning ordinance to identify potential barriers to the development of a moderate-income housing project for residents over 55 years old.

TIMELINE/BENCHMARKS: Ongoing through 2023/2024 and report findings to decision makers by end of 3rd quarter 2024.

TASK4: Review the city's zoning ordinance to identify potential barriers to the development of a moderate-income housing project for disabled residents.

TIMELINE/BENCHMARKS: Ongoing through 2023/2024 and report findings to decision makers by end of 4th quarter 2024.

TASK 5: Prepare zoning ordinance amendments for senior housing.

TIMELINE/BENCHMARKS: Draft ordinance amendments for review by decision makers by end of 1st quarter 2025.

TASK 6: Prepare zoning ordinance amendments for disabled housing.

TIMELINE/BENCHMARKS: Draft ordinance amendments for review by decision makers by end of 2nd quarter 2025.



3. What page in the submitted plan can this be found?

8

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The tasks linked to this strategy are ongoing and slightly delayed due to prioritizing updates on multi-family/PRD zoning and the review and approval of new developments.

The forthcoming review of the city's general plan will incorporate an updated housing element. City staff will work to modify current zoning categories and definitions to better accommodate the moderate-income housing requirements of disabled individuals and those over 55 years of age. Currently, the zoning ordinance does not provide enough detail to precisely categorize the range and services of moderate-income housing for seniors and the disabled.

The timelines and benchmarks for these tasks begin in the current reporting period and extend to the end of the second quarter of 2025. This schedule aligns with the timing of the general plan update process. The strategy's timeline may be extended to the end of 2025 to allow for the enactment of ordinance amendments following the data and analysis from the updated housing element.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

N/A

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must



advance for compliance, regardless of the barriers faced. If no barriers were experienced, write “None.”

The obstacles in finalizing the ordinance amendments for this strategy are linked to the schedule of the forthcoming general plan update. The city’s reliance on this update process and the related zoning ordinance amendments is crucial for the implementat

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

As the strategy continues to advance through the general plan update process, changes or responses in the market have yet to be observed. Nevertheless, several market realities have been noted, highlighting issues that must be considered in the forthcoming review and analysis of city ordinances.

MARKET EXAMPLE 1: Two years ago, the city received a pre-application for a senior housing facility of approximately 150 units, slated for a site designated for future highway commercial zoning. As the proposed facility did not fit any existing land use category, it was considered akin to a mix of elderly housing and care categories, making it an acceptable use. The applicant moved forward with the pre-application process and their associated due diligence. However, upon nearing the formal rezoning application, they revealed that their fire flow needs far exceeded the city’s standards for such facilities. After reassessing, the city found the required fire flow surpassed the capacity of the current infrastructure. To meet this need, a significant water main loop extension was necessary, as the property sat at the junction of two pressure zones. The substantial off-site investment, coupled with uncertainties regarding land use and zoning interpretations, led the applicant to pull back and not proceed with a rezone application.

This situation underscores the city’s need to align its understanding of utility requirements with the demands of developers undertaking large-scale senior housing projects. Consequently, Capital Improvement Plan (CIP) priorities will be examined to better accommodate major users along the primary commercial thoroughfare, and zoning ordinances should be updated to clearly define land use categories for today’s diverse senior housing developments.

MARKET EXAMPLE 2: Recently, the city has been approached by providers of recovery and transitional housing facilities to surpass the occupancy limits set by city ordinances. The city recognizes the challenges in providing reasonable



accommodations for these facilities and acknowledges the necessity to expand the range of definitions and categories in our code during the next update cycle.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing “No”. Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the “Next” button at the bottom of the form will submit your report.



Cottonwood Heights city

Who is filling out this report?

Mike Johnson

Community & Economic Development Director

mjohnson@ch.utah.gov

801-944-7060

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

April 3, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose



of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

approximately 570

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

The city does not have an applicable overlay zone that allows housing in addition to the underlying zoning designation. The only two overlay zones in the city are the Gateway Overlay, which imposes commercial design standards, and the sensitive lands overlay, which imposes geologic and geotechnical engineering requirements for development in sensitive areas.

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Approximately 151 parcels exist matching this requirement (please note, these



numbers preclude parcels which are currently zoned low-density residential that could, in the future, apply for a zone change to allow more intense use - that number is difficult to estimate, however.) Utilizing current zoning designations, these lots could accommodate approximately 200 - 225 units if developed in their current condition, and if found to be buildable.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

Approximately 150 residential units likely meet this requirement (again, however, this is contingent on engineering studies and compliance with all other local development ordinances - many undeveloped and unentitled lots in Cottonwood Heights contain natural hazards)

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

- o The barriers range, depending on where the project is located. In the case of one large, entitled development project, the entitled project site is large (20 acres) and has required very extensive geotechnical engineering work to ensure all natural hazards have been properly studied and mitigated before permits can be applied for and issued. In other cases, construction financing and interest rates have resulted in some developers of entitled projects to wait until rates decrease before pulling building permits. In other cases, lots remain undeveloped simply by choice of the property owner.
- o There are very few undeveloped/vacant parcels left in Cottonwood Heights. Some, while zoned residential, are located in geographic areas that are unbuildable due to steep slopes (mountain foothills), fault lines, natural waterways, etc. Others are large parcels that are anticipated to be redeveloped, but which require extensive master planning prior to being ready for building permit application.
- o Most of the easily developable land in the city has long been developed, so remaining land is often challenging or complicated to entitle, either requiring zone changes, major redevelopment of existing development, or mitigating complex engineering/geologic challenges.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the



data, etc.

A majority of the entitled units come from two projects - an entitled redevelopment of a 20-acre gravel pit site (400 units), and an entitled multi-family residential building that has not yet pulled permits (140 units). Other larger redevelopment projects are anticipated to move forward in the future, but have not yet received entitlement. Much of the city's new housing is created via redevelopment of existing areas. This is anticipated to continue, as areas that are currently commercial are likely to be redeveloped into mixed-use developments.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

10 licensed units, with 5 additional applications pending (since ordinance adoption in 2021). The city is aware, anecdotally, that many more ADUs exist but are unlicensed.

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

10 (this does not include new construction by large developers, who are building new homes to accommodate ADUs, but cannot obtain ADU licenses until the homes are sold and occupied by a long-term owner)

Total number of business licenses or permits to rent an ADU issued in the county



or municipality granted between August 1, 2023 and July 31, 2024:

10

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

N/A

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing supply data, Housing needs data, Model ordinances, Case studies for strategies, Other

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

- o I have appreciated the legislature's recent attempts to create new tools and mechanisms to implement MIH. This includes new financing tools such as FHIZ and HOPZ, but the legislature has also explored options to make such projects easier for private developers to implement. The city has done a lot of work to create policies that are conducive to the type of housing needed in Cottonwood Heights, but it often can't be implemented without a private landowner/developer willing to invest in a way that is not as common as what they are used to.
- o My recommendation would be to continue to explore tools that allow cities and developers to work together, collaboratively, on the issue of providing MIH, rather than placing the burden too much on one party. Implementing housing, especially in a built-out community like Cottonwood Heights, takes time and creativity to be successful. We do not have a large supply of land that is readily available and easy to develop.



Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Continued implementation of the city's ADU ordinance, allowing for internal and detached ADUs in single-family residential areas (ADU ordinance originally adopted in 2021)

3. What page in the submitted plan can this be found?

N/A - this strategy was not in the city's original MIH plan but was added in a subsequent MIH report (reports can be found on the city's website at <https://www.cottonwoodheights.utah.gov/city-services/community-development/adopted-and-special-plans>)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to



implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

With an ordinance in place, the city has continued to process and review applications for accessory dwelling units in residential areas. While the city is aware that numerous ADUs exist that are unlicensed with the city, the city has also approved 10 ADU licenses, with 5 additional applications pending. The city has created a webpage and informational handouts to help educate residents on the steps required to obtain an ADU license.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Issuance of approximately 10 ADU licenses in the specified timeline, with additional applications currently pending and/or in review. Slowly, the city is beginning to see an increase in calls/meetings/applications for ADU licenses. Additionally, the city has met with numerous developers of new subdivisions who are constructing new homes with ADUs in mind. However, ADU licenses cannot be issued until homes are sold and occupied by long-term residents, due to the city's owner-occupancy ADU license requirement.

The city anticipates that its comprehensive General Plan update will be completed in 2025, and will continue to emphasize the use of accessory dwelling units in residential zones as a tool to implement affordable housing in a way that does not create a disproportionate impact on existing areas in the city, and anticipates that applications will continue to be received from residents seeking to create formal ADUs. In this draft, the city will be exploring additional ways to streamline the ADU application process, including the exploration of easing regulations on detached ADUs to make them a viable option in more areas of the city.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

Uptake of the city's ADU ordinance and licensure process has picked up in the last year, but remains relatively slow. All resources are in place and staff are knowledgeable and quick in assisting with applications. The city is aware that numerous unlicensed ADUs exist in the city, so public education, reminding residents to obtain ADU licensing, is important. The city also has regulations for detached ADUs that contain more rigorous standards that not all residences and properties can comply with. As such, the city has had numerous meetings with parties interested in constructing detached ADUs, but has only issued one such license to date.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

City staff receives substantially more calls and questions about ADUs than it has in the past. Often, realtors will ask if a property is eligible for an ADU so it can be advertised that way when a property is put up for sale. We have also seen two licenses transfer from the seller of a property to the new buyer, continuing that ADU even amidst an ownership change. As mentioned above, while slow, the city is starting to see an increase in interest in licensing ADUs, and expects this trend to continue. A summary of market trends for the past 12-month period is attached below.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

2024 Cottonwood Heights MIH Report.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Previously, this item reported that a form-based code was in development that will create new zoning designation and land use regulations for properties within the city's primary commercial corridor (Fort Union Boulevard). These standards will allow for more flexible redevelopment, and a more streamlined development approval process that includes allowance for mixed residential units within commercial areas. The city had also purchased a property that would be redeveloped into a town center and would include mixed-use (public space, retail, and housing). In the last year, this town center project has resulted in a preferred master plan which is now making progress towards implementation. The form-based code has now completed its extensive public input process, and has received a unanimous recommendation of approval by the city's Planning Commission. It is now in its final steps of adoption and under formal consideration by the City Council, and has been discussed in numerous City Council meetings to date. The form-based code is a new zoning designation that is intended to be initiated by the city on these properties. Part of the progress in the past year has been providing notice to property owners and educating them on ordinance changes.



3. What page in the submitted plan can this be found?

This goal is on page 21 of the city's MIH plan

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The city is in the final stages of adopted a form-based code to implement this goal along its primary commercial corridor, and one prime for redevelopment, Fort Union Boulevard. The form-based code is intended to be a rezone of properties, initiated by the city, that will allow for more flexible future land uses that allows, as a permitted use, multi-family residential in all areas where the form-based code will apply. Some of those areas are currently limited to commercial only. Once adopted, the potential to incorporate higher density, and affordable housing in commercial and mixed-use development projects will be more attainable.

The form-based code received a unanimous recommendation of approval by the Planning Commission in June 2024, and is now under consideration by the City Council, with public hearing and adoption anticipated by December 2024. Upon adoption, the form-based code zoning will be applied to hundreds of properties along Fort Union Boulevard, creating more incentive for mixed-use redevelopment with residential uses, and a streamlined entitlement process for such redevelopment.

The City has also purchased a property located in a prime commercial redevelopment area (Fort Union Boulevard and 2300 East) and has developed a preferred site plan for redevelopment of the site that creates a mixed-use town center. A portion of the funds used to purchase the property came from the Governor's Office of Economic Opportunity's Local Match Grant, which provided \$1 million towards the purchase price of the property, which requires development and implementation of affordable housing in the final redevelopment of the property.

To implement the city's vision for the town center development, the city is pursuing a general obligation bond, scheduled for voter consideration in November 2024. The city also intends to use tax-increment financing, either via conventional Community Reinvestment Area planning or via a First Home Investment Zone. Utilization of these financing mechanisms requires implementation of affordable housing. Contingent on bond approval in November 2024, TIF negotiation is intended to start in late 2024/early 2025, and the city plans to identify a preferred developer and begin development as soon as possible thereafter.



The city's General Plan is currently also undergoing an amendment, which will include supportive policy recommendations that promote form-based code being expanded into the future into potential neighborhood centers, and continuing to promote viable mixed-use development in commercial areas of the city.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Unanimous recommendation of approval of the Form-Based Code by the Planning Commission. This was an official vote after formal public input supportive of the form-based code project, which will rezone hundreds of properties in the city's primary commercial corridor to a more flexible land use designation allowing residential uses and lowering regulatory barriers for redevelopment projects.

There has also been formal direction given by the City Council to proceed with a general obligation bond to implement the town center project. A vote on the bond resolution will be formalized in August 2024, but the city has completed numerous steps in preparation of the bond. Implementation of this project will result in a mixed-use town center that includes housing, with a percentage of housing in the project area planned to be affordable.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Implementation of large-scale policy changes is slow and takes time. Time has been spent refining the form-based code and providing adequate notice and education to property owners that may be impacted by the city's form-based code adoption.

Implementation of the general obligation bond for the town center project is



contingent on voter approval in the November 2024 election. These policies are impactful and have the potential to make substantial progress towards implementing additional housing, but take time and coordination with private landowners and developers to come to fruition.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Implementation of this strategy will result in the potential for entitlement of additional residential units along the city's existing commercial corridor. Implementation will occur over time via redevelopment. The city has already engaged with several property owners and development groups interested in developing under the new form-based code standards. The policy has not resulted in any direct market changes yet, but has resulted in increased interest from developers exploring redevelopment.

8. Links to supporting documentation (Optional)

<https://www.chtowncenter.com/> - town center project website / www.ch.utah.gov/fbc - form-based code website

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

J



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
 - ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The city has a redevelopment ordinance in place, known as the Planned Development District (PDD) ordinance, which allows for greater redevelopment intensities and flexibility in certain areas of the city. One of the requirements to take advantage of the PDD ordinance is that multi-family redevelopment must include deed-restricted affordable housing. There are two current project which have received PDD entitlement, and which will include deed-restricted affordable housing units when completed. One will create 21 units (10% of total units) which must be affordable to households earning 50% or less of AMI. Two of the three buildings in this development have now received Certificate of Occupancy, with the final building anticipated to be completed within the next 12 months. Leasing of units, including those that are deed-restricted and affordable, is underway. The owner of the project is required to submit reports to the city every 6 months ensuring that the BMR units are being leased to qualifying households that earn 50% or less of AMI.

The other entitled project includes approximately 40 units that will be affordable to households earning 80% or less of AMI. The multi-family portion of this redevelopment project is the first phase. The developer received engineering approval for site work and will begin site grading and infrastructure development in August or September of 2024, a major investment on the part of the developer and sign that project implementation has begun. Permits on the multi-family portion of the development anticipated to be issued in the first half of 2025. Building permits in Cottonwood Heights require progress to be made every 6 months, which is how the city will continue to track implementation of this project.



3. What page in the submitted plan can this be found?
This strategy is listed on page 21 of the MIH General Plan element

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

See description above. Previously entitled projects containing deed-restricted affordable housing units have received Certificate of Occupancy and site grading approval within the past 12-month period. This demonstrates significant progress towards the city's goals and implementation of this strategy.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Issuance of Certificate of Occupancy for two multi-family buildings containing deed-restricted rental units, affordable to households at or below 50% AMI.

Issuance of site grading permits for site reclamation and infrastructure development of a project that is entitled for approximately 400 total units and 40 deed-restricted units.

Another potential project has begun preliminary presentations to the planning commission and city council. While subject to change, the preliminary submittal includes approximately 350 units over 30 acres, of which 10-15% would be required to comply with the below-market rate requirement of the PDD ordinance. Submission of a formal development application is anticipated in 2025.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

The primary barrier to this strategy is time, and reliance on the private development market to move projects forward. Both projects, now being implemented, received original entitlement years ago. These large projects are complex, included multiple phases, and require substantial investment by private developers to implement. That said, progress is finally being made and affordable units are now being constructed, and the city feels that its strategy has been successful in developing a policy that gives developers flexibility and helps achieve the city's housing goals.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Implementation of this strategy has resulted in the entitlement of 60 deed-restricted affordable housing units being created, approximately 15 of which are now fully permitted, constructed, and occupiable. Including these deed-restricted affordable housing units, these projects have resulted in the entitlement of 600 new housing units total (400 entitled in one project, 200 permitted and either partially or fully constructed and occupiable in the other project). These projects displaced one single housing unit (an old single-family home) during their development (the other development site was a previous industrial/mining land use). Developers continue to show interest in using this development ordinance on other large redevelopment sites in the city. In a city where large developments are rare, these two projects demonstrate good city planning policy to find ways to accommodate growth and provide housing in ways that most effectively utilize what little undeveloped land remains in Cottonwood Heights. The permits and approvals, and the progress made on these projects in the past year demonstrates the effectiveness of the city's utilization of this strategy.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?



(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

As previously reported, the city purchased a 10-acre underutilized strip mall site for redevelopment into a mixed-use town center. Part of the purchase of that parcel included the utilization of a \$1.5 million grant issued by the Governor's Office of Economic Opportunity. A contingency of this grant was that affordable housing would be implemented within the site. In the past 12-month period, the city has developed finalized master site plans for the site, and is now working to implement the project. To do this, the city will be proposing a general obligation bond, tax-increment financing, and partnering with a development partner to develop this project into the mixed-use town center it is intended to be. The City Council will be voting to adopt bond parameters on August 20th and will be placing a \$25 million bond on the November 2024 ballot. The bond, and anticipated TIF, will help the city directly implement the envisioned project.

3. What page in the submitted plan can this be found?

Strategy is listed on page 21 of the original report



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The city closed on the purchase of a 10-acre redevelopment site located at 2300 East and Fort Union Boulevard, and will oversee the full redevelopment of a strip-mall commercial site into a mixed-use town center with commercial, residential, and public uses. To accomplish this, the city created a Community Reinvestment area for the property via Resolution 2022-02 on December 13, 2022, and subsequently closed on the purchase of the property on April 14th, 2023. As stated previously, a portion of the acquisition cost of the property is funded through the GEOE Local Match Grant, which will require the implementation of affordable housing on the site. To implement this vision, the City Council will be voting on August 20th to formally consider a general obligation bond during the 2024 election that will assist in financing the construction of the site. Additional financial tools that have already been discussed include tax-increment financing, either via typical CRA TIF or via new housing-focused TIF tools, such as the First Home Investment Zone. In conjunction with the Form-Based Code, these tools seek to not only create policy that incentivizes and lowers barriers to affordable housing, but also targets them specifically in the heart of the city's envisioned town center area.

At its July 11th 2023 board meeting, the city's Community Development and Renewal Agency also gave city staff direction to continue proceeding with the creation of a Community Reinvestment area for the Big Cottonwood Canyon Gravel Pit area. This process will be ongoing with taxing entities, but if successfully created, will include a moderate-income housing set aside. It is anticipated that this process will begin sometime in mid- to late-2025, dependent on when development plans for the gravel pit area are presented to the city.

In addition to the town center area and future gravel pit area, the city's RDA holds approximately \$1.5 million in funds from old, completed economic development areas that it intends to transfer to the town center project. A percentage of these funds (10-20%) will likely be utilized to further implement affordable housing within the town center project area. It is anticipated that the city will take formal action to transfer these funds within the next 12 months.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

Completion of a site master plan at the center of the town center CRA - this site, owned by the city, is intended to become a mixed-use town center that includes an appropriate level of housing units and affordable housing units. It is intended that redevelopment of this site catalyzes redevelopment of the surrounding area.

Planning Commission vote recommending approval of a form-based code, affecting parcels within the town center CRA - the form-based code allows the city to achieve its town center redevelopment visions while lowering some procedural barriers for property owners and developers and allowing flexibility in land use types (including residential) that do not currently exist.

Council direction on additional implementation tools for the town center CRA - The Council has held numerous discussions in work sessions, providing direction to pursue a general obligation bond, and explore other tax-increment financing measures (TIF, FHIZ, HOPZ, etc.). These funds will result either in set-asides for affordable housing, or construction of affordable housing units, both at the town center site and within the surrounding area.

Direction to reallocate old CDA funds into the new town center site - the city is working to transfer old CDA funds for completed projects to the new town center site. The total funding is \$1.5 million, and it is anticipated that a portion of these funds, if transferred, could be ear-marked for affordable housing.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Redevelopment master planning is difficult and takes an extensive amount of time, including public input, coordination with existing businesses and private property owners, etc. The change envisioned by this project and within this active CRA is drastic, but will take time to fully implement. The city feels that good policies have been established, a vision is in place, substantial progress has been made, and the city itself has invested heavily in the success of it, but full implementation of the envisioned change, from policy to construction, takes



time, and continues to be influenced by development and market trends. Based on the preferred site master plan, the proposed public financing via general obligation bond and TIF is necessary to implement the vision. Without these tools in place, it is unlikely that the project would be viable in a solely private development market.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Development and redevelopment of the city's town center area will create additional uses and will introduce the allowance of residential uses in an area that is predominantly commercial today. This town center vision is a community-oriented smart growth solution. As reported previously, Cottonwood Heights is not seeing a lot of new housing units constructed (largely due to available land constraints and the high cost of redevelopment), and implementation of this Strategy will provide the opportunity to add units without displacing others. It is also envisioned that these units will accommodate a range of residents with varying socioeconomic backgrounds.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
2024 Cottonwood Heights MIH Report.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.



Clicking the "Next" button at the bottom of the form will submit your report.



Draper city

Who is filling out this report?

Todd Taylor

Planner III

Todd.Taylor@draperutah.gov

801-576-6510

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

June 4, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose



of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

3,507

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

None. The City doesn't have an overlay zone that grants additional density.

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

687

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows



that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

299

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

During the reporting period, the biggest barrier to developing these units was the continued efforts by the federal government to reduce inflationary pressure by maintaining higher interest rates, which has had a cooling effect on the residential real estate market. According to Freddie Mac, the 30-year fixed rate mortgage averages reached a peak during the reporting period; in October 2023 the rate hit 7.79%, the highest the rate has been since November 2000. Additionally, developers of multiple-family housing continue to seek out either desirable locations in the urban center that can demand higher rents or lower cost land at the fringe in order to improve their bottom line. In compiling the data for this report, staff noted that other barriers to developing these units may include the unique topography and steeper slopes associated with the remaining vacant lots in the City's South Mountain, Suncrest and Hidden Canyon Estates development areas. The lots that were easier to develop (i.e. requiring less geotechnical work and retaining walls, and using standard floorplans) have already been developed, leaving the more difficult lots. Finally, to a lesser extent, staff also noted that some lots were purchased by adjacent homeowners to create larger yards. These lots could still be sold in the future and are counted; however, the homeowners also could combine the lots in the future into one lot through a subdivision plat amendment.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The City gathered data from our records of approved development agreements, approved master area plans in our Transit Special District, and other entitled developments. Additional data was gathered through our Geographic Information System (GIS) by identifying vacant, residentially zoned lots/parcels. This data was then compared to building permit data which is uploaded from our permitting software into GIS. Please note that the City receives will-serve letters for sewer and water service only. These letters are provided as part of the subdivision application process. Will-serve letters are not provided for roads, power, phone, and gas. Therefore, staff used recent aerial photography



from 2024 to verify if road infrastructure had been completed for newer developments.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other

Accessory Dwelling Unit Permits

Total known number of Accessory Dwelling Units recorded as of the report submission date:

35

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

6

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

None. The City issues Accessory Dwelling Unit Permits.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

10



Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Planning technical assistance, Case studies for strategies

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Provide examples of where/how these moderate-income strategies are working in Utah.

Allow each jurisdiction more flexibility to find solutions that work for their unique circumstances, as not every jurisdiction is the same.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an



investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2024: Begin implementation of the Town Center Station Area Plan by amending the zoning map as applicable.

3. What page in the submitted plan can this be found?

24

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City continues to work towards adoption of the Town Center Station Area Plan identified in the implementation plan for this strategy. Adoption of the Town Center Station Area Plan must be completed first before the necessary amendments to the zoning ordinance and zoning map can be made. The completion of the Town Center Station Area Plan came up against unexpected challenges that are actively being worked on. A draft preferred development concept for the Station Area has been created by the consultant with input from comments received on a series of open house scenarios, an existing conditions analysis, a moderate-income assessment, and input from staff. City staff then met with individual City Council members and stakeholders to receive additional feedback in requesting adjustments to the draft plan. Discussions revealed concerns with the graphics in the draft document and their ability to appropriately convey the vision for the station area. Staff is working to resolve this issue and make final adjustments before the plan is presented for the public adoption process. Additionally, staffing changes at the City have caused changes in project management also contributing to the unforeseen delay in adoption of the Town Center Station Area Plan. Meetings with the consulting firm, Wasatch Front Regional Council (WFRC), and stakeholders have been scheduled for the purpose of ensuring that the process moves forward and the Town Center Station Area Plan is adopted as soon as possible.

Additionally, during the reporting period the City hired a consultant firm to complete a comprehensive update to the zoning and subdivision ordinances of the City. This project though not directly tied into this moderate-income housing



strategy, will support the overall strategy through analysis of the current zoning and subdivision ordinances and the subsequent creation of new zoning districts and modification of existing districts. The consultant was directed to include the adopted Moderate Income Housing Plan in their analysis and development of recommendations and proposals for changes. An online preference survey was sent out to residents and a public Open House was held in January 2024 to provide additional input into the process. A joint work session with the City Council and Planning Commission was also held in January 2024. The consultant for this project has also conducted additional interviews with members of the development community and other stakeholders to help inform their work.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy as the adoption of a station area plan needs to proceed them. The City Council has requested additional review of and adjustment to the preferred development concept for the draft Town Center Station Area Plan. Once the draft Town Center Station Area Plan adjustments are completed, it will be presented for adoption by the City Council. Following adoption of the station area plan, necessary amendments to the zoning ordinance (as applicable) and zoning map can then be taken to the City Council for adoption.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

One barrier encountered to implementation of this strategy has been the delay in the anticipated adoption of the Town Center Station Area Plan. As part of that delay, effectively communicating the proposed residential densities to the public and stakeholders was identified as a large contributor to the barrier. Staff believes that providing good local examples of similar development types



and improving the graphics in the draft Town Center Station Area Plan will help address and overcome this barrier. However, this effort will take additional time for public outreach and may require additional funding for creation of the improved graphics. Additional, delay was created when staffing changes at the City resulted in a change in project management. These changes did initially slow the process as new City staff needed to be brought up to speed with the project details and meet with the Wasatch Front Regional Council, the consulting firm and stakeholders to update the project status and formulate the next steps forward. The barriers encountered did not substantively change the context of the implementation plan, but have created a possible change to the timeline for completion of identified and subsequent tasks to the following calendar year.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy, therefore, no changes or market response can be identified with respect to this strategy.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2023: Evaluate current mixed-use zones for potential to include increased density when located near major transit investment corridors, commercial centers, or employment centers where units will meet targeted affordability thresholds.

2023: Evaluate the feasibility of creating a mixed use zone for targeted implementation near major transit investment corridors.

2024: Amend text of current mixed-use zones based on prior evaluation of opportunities.

2024: Begin implementation of the Town Center Station Area Plan by amending the text of the zoning ordinance to increase residential densities as applicable.

3. What page in the submitted plan can this be found?

25

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Just prior to the end of the prior reporting period, the City hired a consultant firm to complete a comprehensive zoning and subdivision code update in order to achieve implementation of the various elements identified as part of this strategy. Significant work towards this update to the zoning and subdivision ordinances has been carried out during the current reporting period. When the effort is complete, amendments to the zoning and subdivision code will be presented for adoption by the City Council. The City and the consulting firm chosen to undertake this project, publicly kicked off the project in January 2024



with an online survey, a public open house, and a joint Planning Commission/ City Council workshop. The expectation is that the consulting firm will evaluate existing zones and propose new zones and/or consolidated zones, and other changes related to land use regulations to increase density within zoning districts near major transit investment corridors, as needed. This effort will include incorporating recommendations from the Town Center Station Area Plan (once adopted). Staff notes that the existing Transit Station District (TSD) Zone, which is specifically tailored to the existing Vista Station Area Plan, already permits residential unit creation without upper limits on height or density restrictions.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy. The Planning Commission and City Council will continue to provide direction to the consultants through additional joint workshops on how best to incorporate and implement this strategy into the proposed ordinance revisions. The Town Center Station Area Plan is not yet completed and the policies and goals within the Plan will also be used to inform the comprehensive zoning and subdivision code update. Following adoption of the Town Center Station Area Plan, any necessary elements can be incorporated into the comprehensive zoning and subdivision code amendment and be taken to the City Council for adoption.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

In addition to the barriers encountered and identified in the reporting for Strategy F, a barrier encountered in implementing this strategy (Strategy G) was the need to prioritize and balance staff time and resources. Supporting each of the moderate-income strategies all at the same time requires a significant



amount of additional time, spreading staff time out thinner on some tasks to accommodate others. Staff has prioritized the completion of the station area plans and the comprehensive zoning and subdivision code update and these projects tie directly to progress for this strategy. An example of this barrier is that as part of the comprehensive code update, staff must review and analyze many developments in the City that were entitled through development agreements. Staff must then identify the alternative development standards that were used, determine which standards still need to be applied to those developments, and incorporate them into the update. This is a time-consuming process that has had to start and stop based upon other external demands for staff time, including work done to further other moderate income housing strategies.

Another barrier specific to this strategy that staff identified is that the majority of mixed-use zones in the City are Commercial Special District (CSD) Zones which already include negotiated residential densities and performance thresholds tied to those densities with limited opportunity to expand densities or change land use regulations.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy, therefore, no changes or market response can be identified with respect to this strategy.

8. Links to supporting documentation (Optional)

Online Questionnaire Summary: <https://hlplanning.sharepoint.com/:b:/s/ExternalShares/EfuaU49kCO5NnlW3k5SolrUBdqGe3rw8s427scx28bDSQg?e=dDhLRI> Open House Summary: <https://hlplanning.sharepoint.com/:b:/s/ExternalShares/EWkeVawUu6tHjxmGvMuic5oBOFEqrSFmBB9ZMR>

Attachment to supporting documentation (Optional)
Code Update Kickoff Materials.pdf

Do you need to submit another strategy?



(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

J

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The adopted moderate-income housing plan timeline did not identify any benchmarks for completion during this reporting period.

3. What page in the submitted plan can this be found?

25

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

During the reporting period the City began a comprehensive zoning and subdivision code update that will ultimately result in the implementation of this strategy. When these efforts are complete, amendments to the zoning and subdivision code will be adopted by the City Council. The City, together with the



selected consulting firm held a public kick-off of the efforts in January 2024. The consulting firm is currently studying the best practices of other jurisdictions, including how they create a diversity of housing types through their codes and zoning incentives that they offer. The expectation is that the consulting firm will propose new zones and/or consolidate zones, and propose other changes related to land use regulations that will incentivize the construction of additional housing in the City available to those with low- to moderate-incomes.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy. The Planning Commission and City Council will continue to provide direction to the consultants through additional joint workshops on how best to incorporate and implement this strategy into the proposed ordinance revisions. Upon completion of the comprehensive zoning and subdivision code update, amendment to the code will be taken to the City Council for adoption.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

As also detailed in the reporting for Strategy G, a barrier encountered in implementing this strategy (Strategy J) is the need to balance staff time and resources between each of the moderate-income strategies.

Another barrier specific to the long-term implementation of this strategy is the current inability of the City to ensure that dwelling units initially approved as a result of incentives will continue to remain affordable to those of moderate- or lower-incomes. Members of the Planning Commission and City Council are reluctant to approve zoning incentives for developers without having some way for ensuring future owners of the property maintain the availability of the housing for those with moderate- or lower-incomes long term. Staff notes that



when smaller lots have been approved in past efforts to incentivize moderate-income housing, the resulting development has instead consisted of large homes that maximize the entire buildable area of the lot. These large homes are then priced high above what would be affordable to those with moderate- or lower- incomes.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy, therefore, no changes or market response can be identified with respect to this strategy.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting



period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The adopted moderate income housing plan timeline did not identify any benchmarks for completion during this reporting period.

3. What page in the submitted plan can this be found?

25

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Despite efforts made to secure funding in the City budget for Fiscal Year 2024-25 for a study regarding the reduction or elimination of impact fees, necessary for the implementation of this strategy, funding was not available. The fiscal year budget, which included tax increases, instead prioritized funding for the comprehensive zoning and subdivision code update and the station area plans, which are other elements of the City's moderate income housing plan (MIHP). Additional discussions during a study session with the City Council indicated concerns with identifying reliable funding sources to replace the reduced or waived impact fees, and whether the savings would be passed on by developers to the homebuyers. As a result, the City Council directed staff to begin looking into choosing a different moderate income housing strategy.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy. Staff was directed to begin looking into choosing a different strategy. When another appropriate strategy is identified and prepared, staff will bring a General Plan amendment for that strategy to the City Council for adoption.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The principal barrier to the implementation of this strategy is the availability of funds. The financial cost of conducting the necessary studies as well as identifying a reliable source of funding to replace or offset the reduced or waived impact fees was not able to be included in the current fiscal year budget of the City, or within the City budget in the foreseeable future. Additional concerns were raised as to whether the cost savings received from fee waivers or reductions would be passed on by the developer to the homeowner or resident, or to future homeowners or residents. Planning staff was directed to bring forward a General Plan Amendment to the City Council to replace this strategy during the next reporting period as additional progress towards completion of this strategy appears to be infeasible given the finite availability of financial resources.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No changes to impact fees were made during the reporting period, therefore, no changes in the market response would have occurred with respect to this strategy.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

W

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2023: Complete and adopt the Town Center Station Area Plan. Plan creation process begun in 2022.

2024: Update existing Vista Station Area Plan and adopt changes as necessary for compliance with minimum requirements of Utah Code.

3. What page in the submitted plan can this be found?

26

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

The City continues to work towards adoption of the Town Center Station Area Plan identified in the implementation plan for this strategy. Adoption of the Town Center Station Area Plan must be completed first before the necessary amendments to the zoning ordinance and zoning map can be made. The completion of the Town Center Station Area Plan came up against unexpected challenges that are actively being worked on. A draft preferred development concept for the Station Area has been created by the consultant with input from comments received on a series of open house scenarios, an existing conditions analysis, a moderate-income assessment, and input from staff. City staff then met with individual City Council members and stakeholders to receive additional feedback in requesting adjustments to the draft plan. Discussions revealed concerns with the graphics in the draft document and their ability to appropriately convey the vision for the station area. Staff is working to resolve this issue and making the final adjustments before the plan is presented for the public adoption process. Additionally, staffing changes at the city have caused changes in project management also contributing to the unforeseen delay in adoption of the Town Center Station Area Plan. Meetings with the consulting firm, Wasatch Front Regional Council (WFRC), and stakeholders have been scheduled for the purpose of ensuring that the process moves forward and the Town Center Station Area Plan is adopted as soon as possible.

City staff has also drafted a request for proposal (RFP) to bring on a consulting firm to help create the Kimballs Lane Station Area Plan, which will be expanded to also include the City's portion of the 11400 South / Crescent View station area. This RFP will be posted soon with the expectation that this Station Area Plan effort will begin by the end of this year. Key properties near the Kimballs Lane Station Area recently were put up for sale and staff has spoken with multiple interested buyers regarding the imminent Station Area Planning efforts.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy. The City Council has requested additional review and adjustment to the draft preferred scenario of the draft Town Center Station Area Plan. Once the Town Center, Kimballs Lane, and Vista Station Area Plans are ready, they will be presented to the City Council for adoption. Following adoption of each Station Area Plan, necessary amendments to the zoning map or zoning ordinance (as applicable) will then be taken to the City Council for adoption.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Barriers encountered in implementing this strategy included balancing staff resources between each of the moderate-income strategies, as well as, staffing changes and changes in project management for the Town Center Station Area Plan as further detailed

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No new land use regulations or land use decisions were enacted, and no station area plans were adopted, during the reporting period with respect to this strategy. Therefore, no changes or market response can be identified with respect to this strategy.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2023-2027: Draper City will continue to partner with other Cities and Salt Lake County in pooling CDBG funds for use regionally inclusive of funds utilized for affordable housing projects.

3. What page in the submitted plan can this be found?

26

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Draper City Council previously passed Resolution 23-28 approving and authorizing the execution of an interlocal cooperation agreement with Salt Lake County and other cities and townships to conduct the Community Development Block Grant (CDBG) Program, Emergency Solutions Grant (ESG) Program, and Home Investment Partnership (HOME) Programs. Salt Lake County applies for



and manages the funding for the benefit of all participating communities. The interlocal agreement runs through the year 2026.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The implementation of this strategy requires no changes to land use regulations, or a particular land use decision to be made. The decision to continue pooling federal funding with that of other cities helps produce moderate income housing on a regional level in a more cost-effective manner. This allows for increased access to needed housing for those employed within the City irrespective of jurisdictional boundaries.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We do not have readily available nor reliable data regarding the market impacts of this strategy. Salt Lake County keeps track of the effects of the interlocal agreement. Market pressures continue to prop up housing costs. The market impacts attributable



8. Links to supporting documentation (Optional)

Resolution 23-28: http://vx.draper.ut.us:81/tylercm/eagleweb/viewAttachment.jsp?docName=R_23_28.pdf&id=DOC349S324.A0&parent=DOC349S324

Attachment to supporting documentation (Optional)
Resolution 23-28.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Eagle Mountain city

Who is filling out this report?

Robert Hobbs

Senior Planner

rhobbs@emcity.org

801-789-6682

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

[General-Plan-with-2023-Moderate-Income-Housing-Element-Updates-Single-Pgs-HR.pdf \(eaglemountaincity.com\)](#)

Link to general plan, moderate income housing element:

[Ordinance Table \(codepublishing.com\)](#)

Link to website where general plan is posted:

[Long-Range Planning | Eagle Mountain City](#)

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.



This is what HCD will use to review progress made and compliance with the implementation plan each year.

Once per year, beginning in 2023, City Staff will review the City's Accessory Dwelling Unit code (EMMC 17.70) and provide a report to the Planning Commission and City Council of its status and effectiveness, and propose amendments, as needed.

What page in the submitted plan can this be found?

92

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

R

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

The city does not currently charge impact fees -either for internal (as per UCA 10-9a-530) for external ADUs. Beginning in 2023, City Staff will provide a report to the City's Council outlining all [other] City required fees charged for ADUs, and will recommend changes, if necessary, to reduce fees.

The City does not currently charge impact fees -- either for internal or external ADUs. Beginning in 2023, City Staff will provide a report to the City's Council outlining all City required fees charged for ADUs, and will recommend changes,



if necessary, to reduce non-impact related fees.

What page in the submitted plan can this be found?

92

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

N

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Staff presented on 7/17/24 the framework of a mortgage assistance program using RDA housing funding to our city council. Staff is now working on the policy, procedures, application, and a plan for rolling out the program. Program creation target date of/by July 01, 2024. Creation and adoption of a program is a high priority. The program's creation date is targeted for September 01, 2024. The City's Council is expected to approve the program on August 20, 2024.



What page in the submitted plan can this be found?

92

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

S

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

The city's council approved the creation of a TDR code that would facilitate density transfers that can have the benefit of further the goal of facilitating low/moderate income housing build-out opportunities. By January 01, 2026, Staff will propose a TDR code to the planning commission and city council for their consideration.

What page in the submitted plan can this be found?

92-93

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No".



Please make sure you have entered all information up to this point.)

Yes

Strategy 5

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

X

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Adopt a land use code to implement the strategy.

By December 31, 2024, the city will adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones [to] be dedicated to moderate income housing.

By December 31, 2024, the City will expectedly create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA § 17C-1-412

What page in the submitted plan can this be found?

93

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No



Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

https://experience.arcgis.com/experience/8d9d65bd0adf4d1b81348068b37781ac/page/Page/#data_s=id%3AdataSource_1-18c47cb3d6c-layer-90%3A12120

When did the last zoning map or text amendment occur?

May 07, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.



This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

22,075

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

1,116 (vacant lots in recorded plats)

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

15,773 residences served; the city does not receive or use "Will Serve letters"...

Describe any barriers to developing these units that have been experienced.



These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Barriers have included rock strata beneath soils, concerns regarding development(s) near gulches and on steep slopes, the limited access to/from the city (only two major arterials [SR-73 and Pony Express Parkway] serve the community), political disagreement regarding residential density allowances, the local and national economy -- including labor and material costs, interest rates, etc., and, the need to assure utility provision for projects that are considered for approval(s).

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other

The city does not track rent but does track the number of building permits issued for ADUs.

Total known number of Accessory Dwelling Units recorded as of the report submission date:

280

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

84



Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0; n/a - the City does not require a business license or permit for someone to rent out an ADU neither for someone to rent one.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0; n/a

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing supply data, Housing needs data, Planning technical assistance, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

n/a

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

N

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Program creation target date of/by September 01, 2024.

Creation and adoption of a program is a high priority, and we anticipate council approval in August or September. Within 30 days after approval, we expect to be able to receive applications.

3. What page in the submitted plan can this be found?

92

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff presented to the city council on 7/17/24 the framework of a mortgage assistance program using RDA housing funding. Staff is now working on the policy, procedures, application, and a plan for rolling out the program.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

Not applicable as there would no land use decisions required for the program to be operational.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Staff availability slowed development of the program but it now a high priority and is in progress.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

n/a

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

S

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

By January 01, 2026, the City Staff will propose a TDR code to the Planning Commission and City Council for their consideration. City legal counsel and Staff initiated discussions regarding a TDR code in about August of 2023 of this year. Legal counsel has drafted the code for presentation to the City Council in August 2024.

3. What page in the submitted plan can this be found?

92-93

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

n/a; In process of being developed

5. Describe each land use regulation or land use decision made between August



1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City Council approved the creation of a TDR code that would facilitate density transfers that can have the benefit of further the goal of facilitating low/moderate income housing build-out opportunities.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

n/a

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

n/a

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

X

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

By December 31, 2024, the City will adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones [to] be dedicated to moderate income housing.

By December 31, 2023, the City will also create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA § 17C-1-412."

3. What page in the submitted plan can this be found?

93

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

n/a; Ordinance to be developed...

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

n/a until developed...

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

n/a

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

n/a

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?



(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Enoch city

Who is filling out this report?

Rob Dotson

City Manager

rob@enochcity.org

435-586-1119

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://webapps.cloudsmartgis.com/ClientRelated/Utah/IronCounty/Enoch/ZoningDistrictsViewer/>



When did the last zoning map or text amendment occur?

3/6/2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

614

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

467

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

437

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

No barriers from the City.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The data reported came from extensive time and effort to locate properties and then add them to a GIS layer in our mapping software. Discussions are continuing with potential landowners on an additional 1500 - 2000 lots to be developed in the coming years.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?



(select one)

Other

Not tracking rentals

Total known number of Accessory Dwelling Units recorded as of the report submission date:

20

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

N/A

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

N/A

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing supply data, Housing needs data, Case studies for strategies, Guidebooks for planning and reporting, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none,



please write N/A.

Remove the requirements from the General Plan and place them in appropriate ordinances. General Plans are general in nature and are not meant to be specific.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Created and maintained densities in a planned unit development (PUD) overlay zone that allows the construction of multi-family moderate and low-income housing.

3. What page in the submitted plan can this be found?

22



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The previous approval of the Nelson Farm PUD overlay opens up the opportunities for multi-family and higher density single-family dwellings. Now a land-owner can apply for such development within the PUD area.

Held meetings with Goodboro, Inc. and local realtor, Steve Nelson to discuss overall design of the Nelson Farm Master Community Plan.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No additional decisions and regulations were made. Awaiting applications for implementation of the land use allowed.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No market responses besides discussions with landowners and presentations of possibilities,



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Install new sewer and water infrastructure within or adjacent to existing and future Planned Unit Development (PUD) areas that provide access without additional financial burden.

3. What page in the submitted plan can this be found?

23



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Enoch City has added water infrastructure to Dairy Glen Subdivision, Phase 1 to reduce the costs for the developer and future lot purchasers.

Enoch City has added water and road infrastructure to the Village Green Subdivision to reduce the costs for the developer and future lot purchasers.

Enoch City has added road infrastructure to the Valley Gate Estates Subdivision to reduce the costs for the developer and future lot purchasers.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Enoch City has added water infrastructure to Dairy Glen Subdivision, Phase 1 to reduce the costs for the developer and future lot purchasers.

Enoch City has added water and road infrastructure to the Village Green Subdivision to reduce the costs for the developer and future lot purchasers.

Enoch City has added road infrastructure to the Valley Gate Estates Subdivision to reduce the costs for the developer and future lot purchasers.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Additional funding is needed from other sources to continue compliance with the implementation plan. Enoch City is using all revenues and savings to complete these and additional projects needed to reduce the impact on housing prices.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No measurable difference has been noticed by implementing this strategy. Housing and land prices have not reduced for the consumer.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

Attend State and County Land Use seminars so we can identify potential sources of Moderate-income housing funding. Make application for at least two funding agencies.

3. What page in the submitted plan can this be found?

23

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Enoch City officials and staff attended Fair Housing Training held Wednesday, April 24, 2024 facilitated by the Cedar City Housing Authority and the U.S. Department of Housing and Urban Development to learn about steps required to implement and accommodate fair housing. This included zoning and occupancy regulations.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Implementation of an application has not occurred yet as the opportunities for such are not available to us at this time.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

Implementation of an application has not occurred yet as the opportunities for such are not available to us at this time. Ongoing collaboration with funding agencies for application possibilities.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
Cedar City Fair Housing 4-24-24 .pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an



investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

State Strategy A: Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.

- Action: Amend By-laws of the Enoch City Community Development and Renewal Agency (CDRA) to include the moderate-income housing set aside as detailed in Utah Code and facilitate the expenditure of the set aside for a moderate-income housing development.

3. What page in the submitted plan can this be found?

24

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Obtained collaboration with a special attorney to amend the by-laws of the Enoch City CDRA. Currently working through the process to implement.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Obtained collaboration with a special attorney to amend the by-laws of the Enoch City CDRA. Currently working through the process to implement.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement



their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No applicant in the CDRA area has been forthcoming to participate in the acquisition of funding mechanisms. No funding set aside will be available until an application by a landowner is completed.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Farmington city

Who is filling out this report?

Lyle Gibson

Assistant Community Development Director

lgibson@farmington.utah.gov

801-939-9220

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://farmingtoncity.maps.arcgis.com/apps/webappviewer/index.html?id=e1a4cbb711e249b28b55f36e0e9ef51f>



When did the last zoning map or text amendment occur?

May 21, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

1600

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

2700

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

1600

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Wetland delineation, financing/market demand, Bureau of Reclamation easements/lines.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Farmington City has a significant number of dwelling units approved which developers have yet to pursue construction of. Many of these units were approved and developers were eager to start when financing and construction costs were lower. Most units were not ready to be built as road and utility infrastructure was not yet available. This infrastructure is now in place. Other hold ups have been working through federal processes with the Army Corp of Engineers related to wetland delineation and coordination around Bureau of Reclamation land drain lines.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.



How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

48

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

2

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Planning technical assistance, Model ordinances., Case studies for strategies, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none,



please write N/A.

One of the biggest points of interest for the current city council is to find means of creating affordable ownership options. The policies that the city has in place which seek to create this have not been effective to date. Developers choose rent control over discounted sales pricing and in the event that something is being built which is for sale as a city we cannot force (to our knowledge) that the unit be owner occupied. Because of this we see investors buying units and renting them out.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Farmington City has identified key areas where higher density zoning are most appropriate and has previously granted the zoning necessary to allow for this type of development. Much of this zoning has been in place over multiple years



including the period leading up to the previous Moderate Income Housing report. There are effectively 4 zoning districts which are addressing this item, the OMU, GMU, RMU, and CMU zones. The OMU and GMU do not include a specific density maximum, rather residential is permitted through a development agreement process which determines density. Recent projects approved in these districts include densities of roughly 40 units per acre. In order to obtain this density, a moderate income housing element has been required of the city on recent approvals.

While this core mixed use area has not seen additional property rezoned due to its existing status, the City continues to coordinate with developers to see previously entitled projects pursued. Timing of supporting infrastructure and market trends/financing have been the reason projects are still pending in these areas already zoned for higher density development.

3. What page in the submitted plan can this be found?

2

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Plats have been recorded in the North Station Area to solidify development parcels and better delineate the right of way. Construction has progressed to near completion on Innovator Drive and Maker Way bringing access and utility services into the North Station area to support development.

Within the parameters of the existing zoning, most projects require approval from the City Council. The Charlotte is an 11 acre development with both commercial and residential components which received its initial entitlement since August of 2023. This project includes 90 townhome units.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

City staff has progressed or completed reviews for site plan and subdivision plans for the Trail, Everly, and Sego Homes projects within the North Station area. Sego homes is progressing through construction while the others are approved but pending the start of construction.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Zoning in place, units entitled, construction yet to initiate per market factors or delays cause primarily from Army Corp or Bureau of Reclamation permitting.

8. Links to supporting documentation (Optional)

<https://farmington.utah.gov/storage/2023/01/CCMinutes-12062022.pdf> ; <https://farmington.utah.gov/storage/2023/01/11.1.22-Minutes.pdf> ; chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://farmington.utah.gov/wp-content/uploads/2024/04/04.09.24-PACKET.pdf

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Farmington City has been pursuing and is now under construction on major roadways and utility lines that will support planned, approved, and anticipated moderate income housing.

Currently under construction are Innovator Drive and Maker Way which are located in the Farmington Station area where our recent Farmington Station Area Plan indicates some 4,400 new residential units of which a few hundred are anticipated to be dedicated towards moderate income housing.

Current project costs are expected to be \$14 million for Innovator Drive and \$8 million for Maker Way. Without these roads and the underlying utility infrastructure this area could not develop and if the costs were more direct to the builders being able to dedicate units for moderate income housing would likely be out of reach.

Additional housing is being considered and has received preliminary approval on the east side of Highway 89 where the city has asked for developers to participate in moderate income housing. The city is facilitating in upsizing infrastructure such as roads and utilities in this area specific to Lagoon Drive where an additional \$300,000 is anticipated to be spent by the city to ensure the infrastructure is sufficient to support the needed intensity or number of units to support moderate income housing.



3. What page in the submitted plan can this be found?

2

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Innovator Drive and Maker Way are anticipated to be substantially completed by July of 2024. Lagoon Drive is under construction and is being managed by Wright Development, anticipated completion is Fall 2024. Farmington City is also pursuing construction of a new park in the North Station area and a new fire station to provide service to upcoming development. The park is out for bid and the fire station is in design.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Adjacent to the Maker Way construction project, the city approved a development agreement for the Charlotte which includes 90 units of residential.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The city has run into conflict in multiple locations with property owners in pursuing road construction. All but 1 have been resolved so there is currently a gap in part of one of the roads. Coordinating with right of way has been underway for several months to resolve this.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This



question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

It was expected that as the road construction progressed, pressure to start projects surrounding it would ramp up. This has not really occurred, the city is still seeing slow progress on previously approved projects.

However, as UDOT pursues the construction of the new interchange at Shepard Lane and I-15, we anticipate additional interest near that area.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

Farmington City has for many years allowed for accessory dwelling units. IADUs have been a permitted use in nearly all of the city following the statewide requirement. and until recently detached ADUs have been permitted, but by review of the Planning Commission.

The City Council approved an ordinance on June 20, 2023 which allows ADUs to be considered as a permitted use. This process reduces barriers and simplifies the process for a property owner interested in an ADU and is expected to pass through city council.

The Planning Commission is currently looking at options to allow for ownership of an ADU type unit in order to better facilitate opportunities to create equity for households.

3. What page in the submitted plan can this be found?

2

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Farmington City has created a no cost permit as a means of tracking ADUs in the community, but the program hasn't been successful in collecting the data as property owners either aren't aware of the program or aren't willing to volunteer the information to the city.

Farmington has been accepting and reviewing building permits at a staff level when an ADU is present during the reporting period.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Review of ADUs, detached and internal, have been processed at a staff level.

6. What barriers were encountered by the county or municipality between



August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Because the city has permitted detached ADUs for many years, it isn't a big surprise that we only deal with a few per year, but there was some anticipation that it would rise slightly based on new process for staff level review and demand from housing prices.

8. Links to supporting documentation (Optional)

<chrome-extension://efaidnbnmnnibpcajpcglclefindmkaj/https://farmington.utah.gov/wp-content/uploads/2023/07/CCMinutes-06202023.pdf>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No".

Please make sure you have entered all information up to this point.)

Yes



Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Regulations are in place to allow for higher density and moderate income residential near transit investment corridors. In continued pursuit of this type of development, progress has been made towards the potential development of the UTA Frontrunner Parking area and an application has been submitted for consideration of HTRZ in the North Station Area to help facilitate development near additional planned transit.

3. What page in the submitted plan can this be found?

3

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Farmington City has coordinated with UTA to pursue removal of a deed restriction which prohibited development at the Farmington Frontrunner Station. UTA has since created an RFP which has been reviewed by Farmington to pursue potential development projects at this location. It is anticipated that a multi-family residential building will be the focus of this development which will include moderate income housing.



The pursuit of HTRZ is still in consideration by GOEO, but if approved, will help facilitate development of nearly 100 acres with some 2,600 units. As required per HTRZ, 9% of the units will be available for households at 80% of AMI and another 3% of the units will be available for households at 60% of AMI.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No official land use decision at UTA site... that project is waiting for development proposals. May contact Nick Duekson with UTA for details on status... NDuerksen@rideuta.com.

HTRZ area received an application for first phase of development by the primary property owner, Stack Real Estate, that is still pending a decision by the city but which contains 168 units. Entitlement of this project is anticipated to go through 2024 with construction starting early 2025.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No observed changes.



8. Links to supporting documentation (Optional)

<chrome-extension://efaidnbnmnnibpcajpcglclefindmkaj/https://farmington.utah.gov/wp-content/uploads/2024/05/PC-Packet-05.23.2024.pdf>

Attachment to supporting documentation (Optional)

Updated North Station HTRZ Application_Farmington_Final 5.24.24.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Farmington City has previously approved a variety of mixed-use zoning districts near the Farmington Frontrunner Station and throughout the Farmington Station Area. The undeveloped property in this area is an important place for office in Farmington and Davis County. However, Farmington City has previously determined that a single land use will not create the desired vibrant community the city has envisioned after touring traditional suburban office parks and more mixed examples. Because of this vision, the city included within the existing



zoning the ability to develop residential uses as well.

3. What page in the submitted plan can this be found?

3

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Farmington City is working with multiple developers on projects in our city's mixed use areas. Approvals for commercial and office development to support anticipated residential has been an important element of the city's plans. The City Council is cautiously monitoring residential development to ensure it doesn't fully overtake the important commercial and offices uses needed to create a vibrant mixed use district.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Since August 2023, residential development was allowed with the Charlotte, a 12 acre development with 90 units on 5 acres.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This



question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Office market is still slow. City Council hesitant to allow too much residential without seeing office or commercial projects under construction.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The city has previously adopted ordinances allowing for the consideration of



fewer parking stalls near transit for example.

The standard parking allowance is 2 stalls per dwelling with multi-family projects allowed 1.85 stalls per dwelling.

Farmington City's Mixed Use Districts allow for a potential 50% reduction by development agreement depending on proximity to the Frontrunner Rail.

3. What page in the submitted plan can this be found?

3

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Farmington has reviewed projects during this period based on existing ordinances which have consideration for parking reduction already established.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Projects reviewed during the reporting period have not been in close proximity to transit to merit parking reduction and/or have not requested parking reduction consideration. Pre-existing entitlements for parking reduction in projects remain.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No observed changes.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 7

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

Farmington City currently has multiple project areas establishing which have begun collecting tax increment. To date the city has collected some \$2 million which is dedicated for use to facilitate moderate income housing. About half of those existing funds have been spent to acquire property that included unsafe housing which has been demolished. The city aspires to see that property redeveloped to include moderate income units. The construction or pursuit of replacement housing is still only an idea. Funding which has not been spent remains earmarked for assisting in the creation of moderate income housing. One LIHTC project where use of this funding was anticipated was not successful in its LIHTC application.

Additional tax increment funds are anticipated to be collected over the coming several years. Including a potential increase in funds for Moderate Income Housing within a requested HTRZ in the North Station area.

Funds when available are anticipated to be used towards a project at the UTA Frontrunner site where the city has been working with UTA towards the ability to develop the Park and Ride with a parking structure and new housing. Additionally funding would be used to support the 80% and 60% AMI units within the HTRZ area and other MIH projects as further details ensue. It is anticipated that as projects in the core of the North Station area where the highest density is planned to for approval, there will be need to support parking garages and other infrastructure with this funding.

3. What page in the submitted plan can this be found?

3

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

HTRZ application to GOEO, first considered on 6/10/2024, still in review.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Working with developers on proposed projects to understand needs and



gaps in financing to structure participation of RDA funds where appropriate. No specific commitment or allocation has been agreed upon during reporting period.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No observed changes.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes



Strategy 8

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

V

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The Farmington City Council adopted the Farmington Station Area Plan in July of 2022. This plan received its certification from the Wasatch Front Regional Council in October of 2022 as the first in the State of Utah.

3. What page in the submitted plan can this be found?

3

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The city has continued to work with contractors to complete the main road and utility infrastructure in the Farmington Station Area. Major dedication and right of way plats recorded in this area.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

During the reporting period approvals for 1 office building and the Charlotte



mixed use project have been granted. Additional detailed reviews of each are still pending. An application has been received for 1st phase of residential development for Stack R

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Actual construction of both residential and non-residential projects within the station area have been slow to start. Developers citing market demand and financing costs.

8. Links to supporting documentation (Optional)

<https://farmington.utah.gov/community-development/general-plan/farmington-station-area-plan/>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No".



Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the “Next” button at the bottom of the form will submit your report.



Farr West city

Who is filling out this report?

Ken Phippen

Mayor

ken.phippen@farrwestcity.com

801.821.7666

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://j-a.maps.arcgis.com/apps/webappviewer/index.html?id=8387a02b65354c2eb4e4ded0a282f493>



When did the last zoning map or text amendment occur?

June 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

345

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

338

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

46

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Barriers to development would include the following: Economic conditions including but not limited to interest rates, property values and affordability, Property owner and developer lack of interest and or resistance to dividing properties. Density and access to specific sites. Geographic constraints including existing canals and property locations not directly fronting existing roads.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Narrative items

Why 0 on item #2:

Farr West City does not currently have an overlay zone.

The numbers in other categories are as per approved agreements and lots in current development phases for which building permits have not been issued and are not currently under construction.

Farr West City has issued 60 building permits in the past 12 month period.



Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

0

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?



(Select all that apply)

Model ordinances.,Reporting technical assistance,Other

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Some kind of incentives like tax rebates, or credits for ADUs similar to adding insulation in attics or storm windows.

End the penalty fee for non compliance,

Allow filing for extension on deadline submissions under extenuating circumstances.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

(A) Rezone for densities necessary to facilitate the production of moderate-income housing

Implementation: Farr West City has updated the R-1-15 Zone (17.28.050) to allow up to 20% smaller lots with specific requirements to provide for moderate income housing. An additional 10% is allowed when incorporating open space per the general plan.

Timeline: Complete. This implementation was codified by Ord. 21-02 (January 7, 2021). The city will review the implementation annually as part of the moderate-income housing reporting process to determine if there are any barriers to developing moderate income housing. If there are barriers, or if changes need to be made to the code, the planning commission will prepare those changes and present them to the city council. It will also review developers' plans as they apply for subdivisions to determine the percentage of smaller lots and how it fits into the implementation of this strategy.

3. What page in the submitted plan can this be found?

1

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Since this strategy was deemed non-compliant in 2023 the city has approved a new subdivision, Hart Phase 4, that includes 25% smaller parcels or lots.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

A housing committee has been created to regularly review and make appropriate recommendations for continuing development and steps to



facilitate the production of moderate-income housing.

The committee consists of 7 members:

2 Public Works

2 Planning Commission

2 City Council (one of which is the chair)

and the mayor.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Subdivisions containing 1/3 acre lots and larger are still in demand here in Farr West.

Developers are becoming more willing to build smaller homes on smaller lots. Hart's phase 4 is an example of this successful implementation of this strategy.

8. Links to supporting documentation (Optional)

https://codelibrary.amlegal.com/codes/farrwestcityut/latest/farrwest_ut/0-0-



0-3336

Attachment to supporting documentation (Optional)

Harts phase 4.png

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

(E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Implementation: Farr West City allows internal accessory dwelling units in residential zones with the minimum required regulation. 17.44.210 was created to address this and is allowed in all residential zones. A permit is required and will enable the city to measure success.

Timeline: Complete. This implementation was codified by Ord. 21 -10 (January 7, 2021). Permits will be reviewed annually to determine how many internal



accessory dwelling units have been approved. The city will also implement community outreach throughout 2023 and 2024 to encourage owners of existing, unpermitted accessory dwelling units to obtain permitting, and will document that increase.

3. What page in the submitted plan can this be found?

1

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Since August of 2023, Farr West City has created a housing committee that regularly reviews the general plan and evaluates zoning with the objective of allowing and facilitating the permitted use of IADU's and ADU's.

The city has initiated a call to action as an outreach to the community to identify existing ADU use within the city.

This Call to Action included an appeal to residents to identify and obtain the required permits for all ADU activity. This appeal included a definition of what constitutes an ADU to remove any questions or concerns on the part of the city residents. A permit application was included.

As of this report, the city has not received a response from any of the residents of Farr West.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The housing committee is presently pursuing and considering the creation of a tool kit that will allow and encourage external ADU's.

The city has received requests to amend current zoning requirements to allow for external ADU.

A recommendation from the housing committee is being formulated for presentation to the planning commission to address code changes regarding allowing EADU's.

This is scheduled for Q4 2024 with implementation Q1 2025



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Barriers to the actual reporting and permitting of ADU's include resident feedback expressing fears of government overreach.

Residents are suspicious and resistant to reporting ADU's.

There is a protectiveness regarding personal property rights.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No new ADU's have been reported since the last report.

8. Links to supporting documentation (Optional)

https://codelibrary.amlegal.com/codes/farrwestcityut/latest/farrwest_ut/0-0-0-16738?fbclid=IwY2xjawEXMLRleHRuA2FlbQlxMAABHXtPV8e1O_E1w_Cae8UBMLjHjZrxOGpCOPgg77cle4-2Z5SOtzPEPqmRoA_aem_8j58lSk2hNjkR9uDVI52xw#JD_17.44.210

Attachment to supporting documentation (Optional)
fb-adu.png

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)



Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

(F) Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

Implementation: Farr West City has reduced the required acreage for the mixed-use zone (17.34.030) that allows higher density residential development in commercial and mixed-use zones, commercial centers, or employment centers.

Timeline: Complete. This implementation was codified by Ord. 21-02 (January 7, 2021). The city will review the implementation annually as part of the moderate-income housing reporting process to determine if there are any barriers to developing higher density housing. If there are barriers, or if changes need to be made to the code, the planning commission will prepare those changes and present them to the city council. It will also review developers' plans as they apply for subdivisions to determine how any higher density acreage fits into the implementation of this strategy.



3. What page in the submitted plan can this be found?

2

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

A development site has been rezoned from A-1 to a mixed-use zone. This rezone was initiated in response to a development agreement with a project known as River Blacksmith. This DA includes higher density, a variety of housing products including townhomes, patio homes. This agreement is now an active rezone approval by the City Council on June 6, 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

A DA includes higher density, a variety of housing products including townhomes, patio homes. This agreement is now an active rezone approval by the City Council on June 6, 2024.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households



displaced during redevelopment, changes in rents, etc.

During our approval process there were work sessions and public hearings where concerns from surrounding residents were discussed and addressed.

There are 93 smaller single-family lots, 192 townhomes, and 14 patio homes planned in this development.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
River Blacksmith Concept plan.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

(G) Amend land use regulations to allow for higher density or new moderate



income residential development in commercial or mixed-use zones near major transit investment corridors.

Implementation: Allow for a variety of land uses (residential, commercial, office and public spaces) in the C-3 Zone located within one half mile of a transportation hub. Residential use shall not constitute more than fifty percent (50%) of the gross acreage of the entire project. Townhouses are permitted when no more than four (4) units are attached and the height does not exceed two levels above grade level. Townhouses shall not exceed fifty percent (50%) of the total dwelling units.

Timeline: The proposed changes to the zone have been completed. A public hearing was held Dec. 2022. The approval was recommended to the city council and approved. This implementation was codified by ordinance 23-01 (January 5, 2023). The city is working closely with Pleasant View City on a Station Area Plan that incorporates the city's C-3 zone. The city will also coordinate with developers and land owners on potential development of this area. A review will be done annually as part of the moderate-income housing reporting process to ensure that the implementation is still effective and that there are no barriers to development within the zone. If there are barriers, or if changes need to be made to the code, the planning commission will prepare those changes and present them to the city council

3. What page in the submitted plan can this be found?

2

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City is now engaged with a specific developer with a plan that includes commercial and residential elements. The C-3 zone that will govern this site has been amended to add and allow for multi-family housing.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

City council approved the changes to the C-3 zone allowing for higher density multifamily units on June 20 2024.



This density allows for up to 35 units per acre.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

A developer is currently planning to incorporate these changes into their development plans and provide MIH.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
C - 3 Zone ammendment proposal - Final Edit.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes



Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

U

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

(U) Develop a moderate-income housing project for residents who are disabled or 55 years old or older.

Implementation: Farr West City allows the development of a moderate-income housing project for residents who are disabled or 55 years old or older. The planning commission will also consider creating a new zone for these communities or a planned development overlay.

Timeline: These proposals will take some discussion and decisions will be made during the first quarter of 2023 on whether to implement a new zone or a planned development overlay; it is anticipated that any new zone or planned unit overlay changes will be implemented during the second quarter of 2023.

3. What page in the submitted plan can this be found?

2

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

In the 4th quarter of 2023 the Senior Housing Residential Zone was recommended by planning commission and approved by city council.

17.29.010: PURPOSE:

The purpose of the Senior Housing Residential Zone is to provide a single-family "empty nest" type housing that is affordable and attractive for adults 55 years of age or older seeking to live in a community with others in the same age group while enjoying an active lifestyle and to provide a sustainable quality product in appropriate city locations where quiet residential neighborhoods may be established and protected while being a positive enhancement to the city of Farr West. (Ord. 2023-11)

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

In the newly created mixed-use zone of the River Blacksmith project, a project area is included allowing for a 55 year or older or disabled resident segment of the development.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households



displaced during redevelopment, changes in rents, etc.

In the River Blacksmith project, there is an area defined as 55+ patio homes and includes 15 units.

8. Links to supporting documentation (Optional)

https://codelibrary.amlegal.com/codes/farrwestcityut/latest/farrwest_ut/0-0-0-18008

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Fruit Heights city

Who is filling out this report?

Jeff Oyler

City Planner

joyler@daviscountyutah.gov

8016455988

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

May 9,2024 created a R-1-6 Zone

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose



of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

89

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0 (Fruit Heights has no overlay zones)

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

89

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows



that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

83

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

geological constraints, and public concerns

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Fruit Heights is built on the side of the Mountain and neuromas geological hazards and is at 93% buildout

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

5

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

0



Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

5

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Model ordinances.,Staff resources

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Fruit Heights is @ 93% buildout and the ability to create new affordable housing strategies is very limited

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy 1: Rezone for Densities Fruit Heights has rezoned for densities necessary to facilitate the production of moderate income housing (Strategy A).

Fruit Heights City has created an R-3 zone which allows for Multiple Family Residential Zones (see Map 2.2). The R-3 zone allows up to 10 units per acre. Medium density residential - single family small lots and attached units or townhomes/condominiums limited to duplexes, tri-plexes, four-plexes, five-plexes, or six-plexes are permitted in the R3 zone subject to certain provisions. Multiple family residential is also allowed in the R3, this zoning designation will provide ample density for affordable housing units to be built. Planned Unit Developments (PUDs) also allow, if approved, greater densities (or multiple family units) greater than the underlying zone. Implementation • Work with the Planning Commission and City Council on approving and adopting either a new zoning classification or modifying the existing R-3 zone creating new incentives to allow higher density projects. (January 2024). 48 Chapter 4: Moderate Income Housing• Collect information regarding current home prices to measure the impact of the R-3 zone on the affordability of recently developed residential units and in surrounding areas (Summer 2024)

3. What page in the submitted plan can this be found?

page 48 of the General Plan

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

Created a new R-1-6 Zoning designation which allows for higher density/ more affordable housing units new ordinance adopted 5/9/2024

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Rezoned .85 acres to R-1-6 which resulted in a 6 unit townhome project. The project has yet to be built.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Public Clamor.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

NA

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

R-1-6 adopted June 2024.docx



Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Fruit Heights has created or allowed for, and reduced regulations related to, internal or detached accessory dwelling units in residential zone (Strategy E). In 2022, Fruit Heights amended City code to allow for the interior ADUs as permitted use in any zone that is primary for single-family residential users. The City created an "Accessory Dwelling Unit" section in their municipal code (Adopted 8/2/2022) to assist in providing reasonable regulations for supplementary living accommodations in internal ADUs located in residential areas of the city. Fruit Heights City allows internal accessory dwelling units as a permitted use on any lot which exceeds 8,000 square feet. This covers between 80 and 90 percent of all zoning in the City. See Title 10: Accessory Dwelling Units: <https://www.fruitheightscity.com/201/Municipal-Code>



3. What page in the submitted plan can this be found?

49 of the General Plan

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

We started to assess how many ADU's are in the city.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

We have begun encouraging property owners to license ADU's

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Property owners are reluctant to disclose information about existing ADU's

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

NA



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Grantsville city

Who is filling out this report?

Shelby Moore

Planning and Zoning Administrator

Smooore@grantsvilleut.gov

4359623957

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

[https://cms9files.revize.com/grantsvilleut/Document_Center/Department/Community%20&%20](https://cms9files.revize.com/grantsvilleut/Document_Center/Department/Community%20&%20Economic%20Development/Zoning%20Map/Zoning%20Map%20Central%20Area%20May%202024.pdf)



When did the last zoning map or text amendment occur?

May of 2024.

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

Count of residential units entitled through development agreement, PUD, or other legal document that have not pulled a building permit: 4,290 *See attached spreadsheet for details.* Northstar Ranch Ph. 9 Final: 25 units 196 W. Main St.: 3 units Alington PUD: 68 units Harvest Meadows Prelim: 96 units Worthington Ranch Concept/ Prelim: 43 units Heritage Farms Prelim: 134 units Desert Edge Prelim: 700 units Highlands PUD: 1746 units Springfield Estates: 26 units Twenty Wells PUD: 891 units West Haven PUD:47 units Presidents Park Prelim: 270 unit Cadence Worthington Prelim: 2 units Matthews Meadows: 87 units Willow Fields Prelim: 24 units Anderson Ranch 4E Final: 22 units Blue Spruce Prelim:13 units Townhomes on Willow PUD: 93 units https://1drv.ms/x/s!AhsjLF-IM1_rgjTaLZHwPmR-A3CV



Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

13,098 total projected units that can be built on multiple developments that have not pulled a building permit

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Count of residential units entitled that have received will serve letters for utilities that have not pulled a building permit: 1,734 *See attached spreadsheet for additional details.* Northstar Ranch Ph. 9 Final: 25 units will serve 196 W. Main St.: 3 units will serve Alington PUD: 68 units will serve Harvest Meadows Prelim: 96 units will serve Worthington Ranch Concept/ Prelim: 30 units will serve Heritage Farms Prelim: 134 units will serve Desert Edge Prelim: 700 units will serve Highlands PUD: 141 units will serve Springfield Estates: 26 units will serve Twenty Wells PUD: no will serve West Haven PUD: no will serve Presidents Park Prelim: 270 units will serve Cadence Worthington Prelim: 2 units will serve Matthews Meadows: 87 units will serve Willow Fields Prelim: 24 units will serve Anderson Ranch 4E Final: 22 units will serve Blue Spruce Prelim:13 units will serve Townhomes on Willow PUD: 93 units will serve. https://1drv.ms/x/s!AhsjLF-IM1_rgjTaLZHwPmR-A3CV

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

https://1drv.ms/x/s!AhsjLF-IM1_rgjTaLZHwPmR-A3CV

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The main barriers that the developers and the City has experienced, is the sizing of infrastructure needed, the installation and need for a new sewer



treatment plant, the lack of current sizeable infrastructure, public concerns, water constraints, and Geographic constraints. Developers are having in this economy with high interest rates and material costs. and we have had a MIX use development Pull there permit on 05/23/23 and canceled on 02/20/24 due to funding.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The data that was collected came from current development applications, approved applications, and from the Tooele County GIS report, shown in the link below.

One of largest applications that we are currently reviewing is projected to have over 7,000 residential units that will encumber over 1,700 acres. The applicant is presenting this development as an overlay district to the current City zoning districts. With multiple PUD applications asking for variances to the current code and the MU zoning district has brought in an extenuating number of Multifamily homes and commercial projects.

https://1drv.ms/x/s!AhsjLF-IM1_rgjYbTqmOTA-e66L7

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?

(select one)

Other

I have a spreadsheet where I track all ADU permits that have been submitted, approved and closed. All applicants are given a copy of the Ordinance that states they are required to obtain a business license if they intend to collect rent but if they don't

Total known number of Accessory Dwelling Units recorded as of the report



submission date:

21

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

https://1drv.ms/x/s!AhsjLF-IM1_rgjdF2W0THbYPPycT

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

All applicants are given a copy of the Ordinance that states they are required to obtain a business license if they intend to collect rent but if they don't there is no process in place that tracks this and all they have to do is say they are not collecti

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

All applicants are given a copy of the Ordinance that states they are required to obtain a business license if they intend to collect rent but if they don't there is no process in place that tracks this and all they have to do is say they are not collecti

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Planning technical assistance, Model ordinances, Case studies for strategies, Staff resources, Guidebooks for planning and reporting, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none,



please write N/A.

Supply data and other resources that will help the City prepare to implement MIH strategies.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

See link to document for Goal #1A

https://1drv.ms/w/s!AhsjLF-IM1_rgjxx8OZyVLamf69V

Grantsville Moderate Income Housing Policies and Goals

Grantsville City does not provide housing as a service to the community. The City has authority over land-use and zoning regulations that the City may adjust to create an environment that is friendly to the development of moderate-income housing. The City has set the following goals and supporting policy objectives



to help promote and improve the regulatory environment to support increased development of moderate-income housing within the City. Goals #1 - #3 have been taken directly from Utah Code Title 10 Utah Municipal Code, Chapter 9A Municipal Land-Use, Development and Management Act, Part 4 General Plan, Section 403 General Plan Preparation, Sub-Section 2(b)iii (Effective 6/1/2022). Deed Restrictions shall be utilized to help enforce the moderate-income housing uses.

Goal #1 "A. Rezone for densities necessary to facilitate the production of moderate-income housing."

Policy Objectives:

- a. Support the development of single-family dwellings, multi-family dwellings, moderate income housing and retirement housing dispersed throughout the City.

Implementation Measures:

1. Review the zoning and land-use maps with actual development activity on a bi-yearly basis to determine if additional land area should have the land use adjusted to allow for zoning at greater density.

Timeline: Bi-yearly review on even years. Encourage a variety of housing and residential opportunities by establishing and providing a range of allowed residential densities and lot sizes.

Implementation Measures:

Amend zones in land-use to include more options for multi-family dwellings and smaller lots sizes if developed as moderate-income housing in zones that the City determines are appropriate. Approval of PID for infrastructure installation for developments. A total of 8 PIDs have been requested and approved to help with funding and to support MIH.

Timeline: Amend land-use code by December 31, 2024.

MU Land use ordinance link

Residential and Multiple residential link

Planned Unit Developments link

Multi-Unit Residential Development

Subdivision Regulations

SLD Development link

Permit Type and Subdivision



Flux Zoning Map

Central Zoning Map

Deseret Peak Zoning Map

Zoning Map was adopted May 17th, 2023 and last amended May 1st, 2024

MU Zoning was adopted by Ord. 2021-13 on 4/28/2021

Last Amended by Ord. 2023-07 on 7/19/2023

13 locations in Grantsville have been Zoned MU which is out largest zoning district that supports MIH.

3. What page in the submitted plan can this be found?

1

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

See link to document for Goal #1A

https://1drv.ms/w/s!AhsjLF-IM1_rgjxx8OZyVLamf69V

Grantsville Moderate Income Housing Policies and Goals

Grantsville City does not provide housing as a service to the community. The City has authority over land-use and zoning regulations that the City may adjust to create an environment that is friendly to the development of moderate-income housing. The City has set the following goals and supporting policy objectives to help promote and improve the regulatory environment to support increased development of moderate-income housing within the City. Goals #1 - #3 have been taken directly from Utah Code Title 10 Utah Municipal Code, Chapter 9A Municipal Land-Use, Development and Management Act, Part 4 General Plan, Section 403 General Plan Preparation, Sub-Section 2(b)iii (Effective 6/1/2022). Deed Restrictions shall be utilized to help enforce the moderate-income housing uses.

Goal #1 "A. Rezone for densities necessary to facilitate the production of



moderate-income housing.”

Policy Objectives:

- a. Support the development of single-family dwellings, multi-family dwellings, moderate income housing and retirement housing dispersed throughout the City.

Implementation Measures:

- 1. Review the zoning and land-use maps with actual development activity on a bi-yearly basis to determine if additional land area should have the land use adjusted to allow for zoning at greater density.

Timeline: Bi-yearly review on even years. Encourage a variety of housing and residential opportunities by establishing and providing a range of allowed residential densities and lot sizes.

Implementation Measures:

Amend zones in land-use to include more options for multi-family dwellings and smaller lots sizes if developed as moderate-income housing in zones that the City determines are appropriate. Approval of PID for infrastructure installation for developments. A total of 8 PIDs have been requested and approved to help



with funding and to support MIH.

Timeline: Amend land-use code by December 31, 2024.

MU Land use ordinance link

Residential and Multiple residential link

Planned Unit Developments link

Multi-Unit Residential Development

Subdivision Regulations

SLD Development link

Permit Type and Subdivision

Flux Zoning Map

Central Zoning Map

Deseret Peak Zoning Map

Zoning Map was adopted May 17th, 2023, and last amended May 1st, 2024

MU Zoning was adopted by Ord. 2021-13 on 4/28/2021

Last Amended by Ord. 2023-07 on 7/19/2023

13 locations in Grantsville have been Zoned MU which is out largest zoning district that supports MIH

- 5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City has updated GLUDMC Chapter 12 PUD to include language that requires that developers if developers ask for an increase in density that they provide 50% of that additional density as moderate-income housing.

13 locations in Grantsville have been Zoned MU which is out largest zoning district that supports MIH. The Deseret development has annexed over 400 acres and was approved in May of 2024 that included a rezone from A-10 to MU Mixed Use zone. A total of 15 PUD developments have been approved that incorporates MIH.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

NA

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The City has seen a large increase in rezones to smaller lots, larger developments being prosed, and higher density developments proposed.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

2024 Combined MIH Report.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Goal #2 "E. Create or allow for, and reduce regulations related to, internal or detached

accessory dwelling units in residential zones."

Policy Objectives:

a. Grantsville will consider amending the land-use code to include additional types of

accessory dwellings in residential zones.

Implementation Measures:

1. Amend land-use code to allow internal accessory dwelling units in residential zones.

Timeline: Adopted by Ord. 2020-34 on 12/7/2022

Accessory Dwelling Units link

2. Amend land-use code to allow detached accessory dwelling units in residential zones.

Timeline: Amend land-use code by December 31, 2023.

a. This has not been completed, due to the multiple changes in attorneys and P&Z employees. This City plans to add applicable language to the R-1-21 zoning and larger zones as applicable.

Timeline: Amend land-use code by May 31st, 2025.



3. What page in the submitted plan can this be found?

2

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

a. Grantsville will consider amending the land-use code to include additional types of

accessory dwellings in residential zones.

Implementation Measures:

1. Amend land-use code to allow internal accessory dwelling units in residential zones.

Timeline: Adopted by Ord. 2020-34 on 12/7/2022

[Accessory Dwelling Units link](#)

2. Amend land-use code to allow detached accessory dwelling units in residential zones.

Timeline: Amend land-use code by December 31, 2023.

a. This has not been completed, due to the multiple changes in attorneys and P&Z employees. This City plans to add applicable language to the R-1-21 zoning and larger zones as applicable.

Timeline: Amend land-use code by May 31st, 2025.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Staff has yet to define a detached ADU.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in



describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

a. This has not been completed, due to the multiple changes in attorneys and P&Z employees. This City plans to add applicable language to the R-1-21 zoning and larger zones as applicable.

Timeline: Amend land-use code by May 31st, 2025.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

21 ADU permits have been requested and approved. The market response for detached ADU appears to be high, due to the rising markets.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
2024 Combined MIH Report.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Goal #3 "F. Zone or rezone for higher density or moderate-income residential development

in commercial or mixed-use zones near major transit investment corridors, commercial

centers or employment centers."

Policy Objectives:

a. Encourage infill development within the downtown core.

Implementation Measures

1. Amend the land-use map in the General Plan to allow mixed-use development in the downtown core.

Timeline: Completed with the 2018 General Plan Update and will be reviewed and

updated as necessary with the 2023 General Plan Update and MU zoning locations.

2. As property owners and developers meet with the city in consideration of what they

may do with their property in the downtown core encourage re-zoning to mixed use

and the development of moderate-income housing.

Timeline: Ongoing: To occur with staff, Planning Commission and City Council



consultations.

3. Support developers of the currently zoned mixed-use and multi-family residential

properties adjacent to Lakeview Business Park in providing moderate income housing

on a substantial portion of the property which will provide convenient location to

employment and future commercial uses.

Timeline: Ongoing: Preliminary Application currently submitted for consideration and should be approved by spring of 2023 and first phase Final Application approval

by spring of 2024.

Timeline: Completed - Recorded May 2024.

4. Encourage rezoning of other properties in the Deseret Peak Planning Area to mixeduse

in those areas adjacent to the Lakeview Business Park, motor sports park and adjacent commercial areas to provide moderate income housing next to commercial

and employment centers.

Timeline: Ongoing: As other surrounding parcels come in for consideration each should be encouraged to provide moderate income housing.

5. Support developers of the currently zoned mixed-use area across from the Walmart

Distribution Center in providing moderate income housing on a substantial portion of

the property which will provide convenient location to employment and future commercial uses.

Timeline: Ongoing: Encourage Preliminary Application for consideration by spring

of 2023 and first phase Final Application approval by spring of 2024.

Timeline: Deseret Development annexed over 400 acres into Grantsville City. This



was approved in June of 2024. During the annexation the property was zoned from A-

10 to MU zoning district, totaling over 1,700 acres.

3. What page in the submitted plan can this be found?

3

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Policy Objectives:

a. Encourage infill development within the downtown core.

Implementation Measures

1. Amend the land-use map in the General Plan to allow mixed-use development in the

downtown core.

Timeline: Completed with the 2018 General Plan Update and will be reviewed and

updated as necessary with the 2023 General Plan Update and MU zoning locations.

2. As property owners and developers meet with the city in consideration of what they

may do with their property in the downtown core encourage re-zoning to mixed use

and the development of moderate-income housing.

Timeline: Ongoing: To occur with staff, Planning Commission and City Council consultations.

3. Support developers of the currently zoned mixed-use and multi-family residential

properties adjacent to Lakeview Business Park in providing moderate income housing



on a substantial portion of the property which will provide convenient location to

employment and future commercial uses.

Timeline: Ongoing: Preliminary Application currently submitted for consideration and should be approved by spring of 2023 and first phase Final Application approval

by spring of 2024.

Timeline: Completed - Recorded May 2024.

4. Encourage rezoning of other properties in the Deseret Peak Planning Area to mixeduse

in those areas adjacent to the Lakeview Business Park, motor sports park and adjacent commercial areas to provide moderate income housing next to commercial

and employment centers.

Timeline: Ongoing: As other surrounding parcels come in for consideration each should be encouraged to provide moderate income housing.

5. Support developers of the currently zoned mixed-use area across from the Walmart

Distribution Center in providing moderate income housing on a substantial portion of

the property which will provide convenient location to employment and future commercial uses.

Timeline: Ongoing: Encourage Preliminary Application for consideration by spring

of 2023 and first phase Final Application approval by spring of 2024.

Timeline: Deseret Development annexed over 400 acres into Grantsville City. This

was approved in June of 2024. During the annexation the property was zoned from A-

10 to MU zoning district, totaling over 1,700 acres.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Policy Objectives:

a. Encourage infill development within the downtown core.

Implementation Measures

1. Amend the land-use map in the General Plan to allow mixed-use development in the

downtown core.

Timeline: Completed with the 2018 General Plan Update and will be reviewed and

updated as necessary with the 2023 General Plan Update and MU zoning locations.

2. As property owners and developers meet with the city in consideration of what they

may do with their property in the downtown core encourage re-zoning to mixed use

and the development of moderate-income housing.

Timeline: Ongoing: To occur with staff, Planning Commission and City Council consultations.

3. Support developers of the currently zoned mixed-use and multi-family residential

properties adjacent to Lakeview Business Park in providing moderate income housing

on a substantial portion of the property which will provide convenient location to

employment and future commercial uses.

Timeline: Ongoing: Preliminary Application currently submitted for consideration and should be approved by spring of 2023 and first phase Final Application approval

by spring of 2024.

Timeline: Completed - Recorded May 2024.



4. Encourage rezoning of other properties in the Deseret Peak Planning Area to mixeduse

in those areas adjacent to the Lakeview Business Park, motor sports park and adjacent commercial areas to provide moderate income housing next to commercial

and employment centers.

Timeline: Ongoing: As other surrounding parcels come in for consideration each should be encouraged to provide moderate income housing.

5. Support developers of the currently zoned mixed-use area across from the Walmart

Distribution Center in providing moderate income housing on a substantial portion of

the property which will provide convenient location to employment and future commercial uses.

Timeline: Ongoing: Encourage Preliminary Application for consideration by spring

of 2023 and first phase Final Application approval by spring of 2024.

Timeline: Deseret Development annexed over 400 acres into Grantsville City. This

was approved in June of 2024. During the annexation the property was zoned from A-

10 to MU zoning district, totaling over 1,700 acres.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

Push back from resident, a lack of funding from developers, and a lack of income for residents to be able to afford any type of housing in the economy.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

A large demand for low-income housing, MIH, and rental properties has been identified in Grantsville City.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
2024 Combined MIH Report.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Harrisville city

Who is filling out this report?

Jennie Knight

City Administrator

jknight@cityofharrisville.com

801-782-4100

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://j-a.maps.arcgis.com/apps/webappviewer/index.html?id=80afb4d0ca5f48eae0c5183649f10a3>

When did the last zoning map or text amendment occur?

May 14, 2024 for a Manufacturing Zone update. Harrisville Ordinance 533; Entity



X Zoning Map Amendment for parcel 11-019-0041.

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

899

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

This is a negotiable number based on the General Plan Mixed-Use Overlay Map subzones which does not have a maximum density requirement.

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that



are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

416

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

16 lots have infrastructure in place and are ready for building permit applications.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Inflation of costs for large off-site infrastructure improvements that are necessary for a 649 lot development. Increased construction costs and high interest rates for lending on development. FEMA floodplain regulations with regard to CLOMR and LOMR applications and waiting periods for approvals.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The General Plan Mixed-Use Overlay subzones are currently the most effective way to increase density under the current city code. Once an application is received, a public hearing is held and a committee is formed to begin the negotiation of the property using three subzones outlined in Chapter 11.11 of the Harrisville Municipal Code.

When the negotiations are complete, including addressing resident feedback, the accompanying Master Development Agreement is presented to the Planning Commission for recommendation for the City Council approval. If approved, the Master Development Agreement becomes the code for the approved parcels; therefore, creating entitlement for the lots.



Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?

(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

10

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?

(Select all that apply)

Planning technical assistance, Model ordinances., Staff resources, Guidebooks for



planning and reporting, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

UCA §10-9a-402(2)(b)(iii)(A) Rezone for densities necessary to facilitate the production of moderate income housing.

Strategy Goal: Address the loss of moderate income housing by creating additional zoning options.



Timeline: Draft Ordinance Language with adoption by end of 2024.

3. What page in the submitted plan can this be found?

13-14

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

On April 9, 2024, Harrisville City Council adopted Ordinance 552; Summit View Zoning Map Amendment and Master Development Agreement. This approved development agreement includes 40 lots; which is an increase from the 19.74 lots that would have been allowed under the RE-15 Residential zoning regulations. Collected data during 2023, drafted ordinance in early 2024 with adoption on April 9, 2024, earlier than expected. This development includes townhomes and patio homes and creates additional density with this zoning option.

Two additional developments have been submitted and approved for increased density in areas of lower density using a Master Development Agreement under UCA §10-9a-532 and the Clustered Development Code in the current Harrisville Municipal Code §11.16.

On May 14, 2024, adoption of Harrisville Ordinance 555; an ordinance approving a clustered development plan for 56 lots; which is an increase from the 40 lots that would have been allowed under the A-1 zoning regulations.

On July 9, 2024, adoption of Harrisville Ordinance 558; an ordinance adopting a Master Development Agreement for Oak Hollow Subdivision for 30 lots; which is an increase from the 22.5 lots that would have been allowed under the RE-15 Residential zoning regulations.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

On April 9, 2024, Harrisville City Council adopted Ordinance 552; Summit View Zoning Map Amendment and Master Development Agreement. This approved development agreement includes 40 lots; which is an increase from the 19.74 lots that would have been allowed under the RE-15 Residential zoning



regulations. Collected data during 2023, drafted ordinance in early 2024 with adoption in April of 2024, earlier than expected. This development includes townhomes and patio homes and creates additional density with this zoning option.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

In December of 2024, Harrisville Planning Commission held a public hearing to consider an application to update the Mixed-Use/In-Fill Overlay map for several parcels located adjacent to a future commercial corridor. After holding the public hearing, during the January 2024 meeting the Planning Commission gave a negative recommendation on the proposed update due to the concerns of the public to increase the overlay zone areas when there are multiple areas throughout the city that already eligible and have not been developed. The applicant opted to not move the proposal forward to City Council. The applicant selected a different method to move forward.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Negotiation between the City and developers through the Master Development Agreement process allowed for increased density in a lower density zone.

By utilizing the Clustered Development Code allowed for development adjacent to FEMA Floodplain area to be developed outside of the flood zone by allowing increased density in the developable area within an A-1 zone.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

UCA §10-9a-403(2)(b)(iii)(B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.

Strategy Goal: Update and adopt a new Capital Improvement Plan to rehabilitate aging or expand existing infrastructure.

Timeline: Adopt updated Capital Improvement Plans by end of 2023. Complete sewer and storm water inspections with a half city rotation each year.



3. What page in the submitted plan can this be found?

13-14

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Harrisville City adopted updated Storm water and Sewer Capital Facilities Plans in 2022 and 2023 respectively.

Harrisville City adopted the annual sewer plan on April 9th, 2024 with storm drain inspections scheduled for October 2024. We are also working with Ogden City regarding a sewer line on Larsen Lane in Harrisville that is currently owned by Ogden City but affects Harrisville's ability to allow more density on projects. Our current plan is to petition Central Weber Sewer to see if they will take over this trunk line since there are multiple entities using this line. The City is also currently working with a development to install off-site sewer infrastructure down the west side of Highway 89 to increase capacity to allow for more density on the Ben Lomond Views Development. This infrastructure is currently being installed and will Deadline for adopted Capital Improvement Plans was met by end of 2023 with completing inspections with a half city rotation every six month each year.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Harrisville City adopted updated Storm water and Sewer Capital Facilities Plans in 2022 and 2023 respectively.

Harrisville City completed sewer inspections were completed in April of 2024 and the annual sewer report was adopted in May 2024 and storm drain inspections will be completed by October 2024.

Harrisville City is also working with Ogden City regarding a sewer line on Larsen Lane in Harrisville that is currently owned by Ogden City but affects Harrisville's ability to allow more density on projects. Our current plan is to petition Central Weber Sewer to see if they will take over this trunk line since there are multiple entities using this line.

Harrisville City is also currently working with a development to install off-site sewer infrastructure down west side of Highway 89 to increase capacity to



allow for more density. Deadline for adopted Capital Improvement Plans was met by end of 2023 with completing inspections with a half city rotation in 2023-24.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No noticeable market changes to date.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

UCA §10-9a-403(2)(b)(iii)(E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Strategy Goal: Allow for additional internal or detached accessory dwelling units in low density zones. Identify ADU zones and create an overlay map.

Timeline: Monitor development through 2023 with draft ordinance for review in last quarter of 2024.

3. What page in the submitted plan can this be found?

13-14

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

With the adoption of the new Subdivision Ordinance in November 2023,



Harrisville City modified requirements to allow for flag lots in lower density zones. This eliminated the need to create an overlay map by allowing increased density through the regulated subdivision approval process. This option allows for additional housing options throughout the city and will help aid with internal dwelling units and the potential for external dwelling units.

The city is currently assessing the viability of external accessory dwelling with regard to current zoning regulations. City staff introduced an affordable housing discussion at the July 2024 meeting and feedback was received after the meeting from Council Members regarding the possibility of including external dwelling units on parcels larger than 15,000 square feet. City staff has been researching neighboring city ordinances. (i.e. North Ogden City where external dwelling units are allowed if they are not larger than 40% of the primary residence for a detached ADU.) Draft language for an updated ordinance for external dwelling units will be presented in Q4 of 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

With the adoption of the new Subdivision Ordinance in November 2023, Harrisville City modified requirements to allow for flag lots in lower density zones. This eliminated the need to create an overlay map by allowing increased density through the regulated subdivision approval process. This option allows for additional housing options throughout the city and will help aid with internal dwelling units and the potential for external dwelling units. The city is currently assessing the viability of external accessory dwelling with regard to current zoning regulations. Draft language for an updated ordinance for external dwelling units will be presented in Q4 of 2024.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No noticeable market changes to date.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

K

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the



initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

UCA §10-9a-403(2)(b)(iii)(K) Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund.

Strategy Goal: Preserve existing and new moderate income housing by utilizing a landlord incentive program.

Timeline: Seek program options 2023, conduct training Fall of 2023 with consideration for reduction to 2024 business licenses.

3. What page in the submitted plan can this be found?

13-14

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The city completed the business license fee study in Spring of 2024 and adopted a new business license fee schedule on April 9, 2024. The Business License Fee Study determined a cost of \$112.32 per call for service. The "Base New/Renewal License Fee" was increased from \$66 to \$188.61 annually.

The current Good Landlord Program requires a business license be paid with eligibility for a fee reduction "upon admission and continuance in the program, the disproportionate fee imposed on the landlord shall be reduced". Findings included in the Business License Fee Study indicated there are limited statistics showing a disproportionate fee for "rental services".

The city currently charges for rental units including internal accessory dwelling unit rentals. Due to staffing limitations, the city is delayed in advertising the reduction of business license fees for landlords who complete an online Good Landlord program but is looking to implement this in the subsequent years, now that online options are available. As outlined in the implementation plan for this strategy, additional reviews of the study results and input from City Council are planned for Q3 of 2024 with a draft ordinance the last quarter of 2024.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The city completed the business license fee study in Spring of 2024 and adopted a new business license fee schedule on April 9, 2024. The Business License Fee Study determined a cost of \$112.32 per call for service. The "Base New/Renewal License Fee" was increased from \$66 to \$188.61 annually.

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Low staffing and budgetary issues.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the



county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No noticeable market changes to date.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Heber city

Who is filling out this report?

Jamie Baron

Planning Manager

jbaron@heberut.gov

435-657-7914

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://hebercity.maps.arcgis.com/apps/instant/lookup/index.html?appid=51dca781ff7d40448a7810af723674a6>



When did the last zoning map or text amendment occur?

March 19, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

8,792

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

175

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

936

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

1,165

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The biggest barriers to the MDA units is infrastructure as they are in areas of new growth that require significant construction prior to permits. The overlay zone barriers are not the same. The overlay is in the down town area and there is a growing sentiment in the public to keep the down town residential areas the same. There are several large parcels that could be subdivided, however the property owners are not pursuing development at this time. This is also the issue with the base zoning properties.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The MDA units include densities are calculated in ERU's, which may lend to additional units of multi-family housing. Most of these units are part of annexations that were completed within the last 2-5 years. These developments require significant infrastructure, although some are currently building or in the development process. The largest development, containing a remaining 5,802 units, is using PID's to speed up the infrastructure construction.

Overlay Units. The infill overlay zone would allow for most of these units, however requests to use this overlay has slowed significantly and has not been used in the last 2+ years.

Zoned units. These numbers do not include the 76.74 acres of commercial zoning



that allows for mixed uses within a building. This was not included as the Mixed Use density is not set. Building height, which is 3-5 stories depending on the zone, and parking are the primary limiting factors of the possible residential density. It is also up to the developer whether to use the residential uses in their development or just have commercial uses. The residential number given are a mix of lots and vacant/raw ground that will reduce the units for roads.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

43

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

9

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0, not required by the City

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

Not Applicable



Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Model ordinances., Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

N/A

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes



the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Consider Zone Changes to facilitate Affordable Housing and negotiate deed restricted units.

Next Steps:

1. Track affordable units entitled and annually review to evaluate supply and needs.
2. Negotiate affordable units, including specific target incomes, with all new annexations and residential zone changes.

2022-2023 to begin. This is an Ongoing Item.

3. What page in the submitted plan can this be found?

29 (page 32 of link)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Planning Department is tracking and reporting on affordable units negotiated and referencing it back to the needs assessment in the moderate income housing plan.

Staff and the Council have reviewed and negotiated for several deed restricted units with legislated requests.

The new annexations, zone changes, and planned affordable units support the strategy of changing density to gain affordable units.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

- Approved zone change from single family residential to mixed use commercial



to permit multi-family on 0.27 acres (Ord. 2024-02)

- Approved MDA to permit the subdivision of large lots into small cottage lots. Ord 2024-06

- Amended Highlands MDA to align road between developers, resulted in additional density. Ord 2024-01, reduced design standards for same development.

- Approved College Downs Annexation, including negotiated Affordable Housing Units. Ord 2023-32.

- Approved Wittco MDA to permit the redevelopment of a duplex into commercial mixed use, with 22 residential units. Ord 2023-38.

- Approved Hicken Field House MDA to permit the redevelopment of an old school building into a duplex. Ord 2023-24.

- Planning Commission held a public hearing on a MDA to permit mixed use. Gave negative recommendation due to public comments. Applicant withdrew application.

- Currently drafting new zone for Down Town that would allow for additional densities and housing types.

- Council discussed changing the zoning on City Owned property to facilitate affordable housing on a portion of the land. The Council ultimately chose not to pursue the zone change based on public comment.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The City faced the following barriers

- Public desire to maintain low density

- So many legislative requests, the City initiated zone change and text



amendments have taken a long time and not completed in the desired time frame

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The actions taken this last year will result in an addition 136+ known residential units entitled. There will be an additional unknown number of units added in the future as some where not defined and will be determined by site limitations.

Additionally, some of the past actions have not resulted in any development as land may become entitled and then listed for sale, then sit on the market for a while.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or



municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Downtown Sewer, Water, Irrigation replacement project.

This is a multi-year project to replace the utilities within the central core of Heber City. This construction project is funded began this fiscal year.

2022-2023 to begin, will be going on through 2026

3. What page in the submitted plan can this be found?

29 (page 32 of link)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City completed year 2 of the Citywide Water, Sewer, Irrigation project in 2023 and started year 3 in the spring of 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Citywide Water, Sewer, Irrigation project is replacing all existing facilities in the down town and other area where the infrastructure is outdated and in a state of disrepair. Additionally, the project is taking the utilities to areas of the City that have not been served in the past as well as upsizing the system based on the new General Plan.

This will make utilities more available to future growth of down town as well as the existing residences, which is where most of the low income population reside.

6. What barriers were encountered by the county or municipality between



August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No perceived changes observed outside of the physical infrastructure improvement at this time.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Modify ADU code to reduce regulations.

Next Steps:

- 1. Track # of ADU's created each year and annually review ADU code to reduce barriers.

2022-2023

This is ongoing

3. What page in the submitted plan can this be found?

29 (page 33 in link)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City is monitoring the number of ADU's with building permits to understand how the ordinance change has been working and if changes need to be made. No changes have been made this year. No barriers have been identified.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City approved 9 ADU's in the last year. That is 2 less than the year prior,



however it is still almost double the yearly average prior to the code change. No new regulations were made. The decision was to keep the current regulations and continue to monitor ongoing progress.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The number we have are only for those that get a building permit. There are others that don't get a permit, due to concerns about their taxes going up or the fees for a permit.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Prior to the new code on ADU's, we were only seeing 4-5 ADU's each year between 2018-2021. The last two years we had 11 and 9, which is double the amount.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2022-2023

Downtown planning process to direct zone changes in downtown.

Next Steps:

- 1. Analyze data from public workshops to prepare scenario alternatives for public comment.
- 2. Analyze public comment to create a preferred scenario for draft of plan and adoption.
- 3. Identify priority code amendments to the down town area.

3. What page in the submitted plan can this be found?

29



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In the last year, the City has been working on steps 2 and 3. The Plan was adopted in December of 2023 and staff began drafting a code amendment to implement the recently completed Envision Central Heber that was adopted last year. This new plan will guide the Council in their considerations of zone changes and how and where to address densities and affordable housing.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Ord 2023-41 adopted an amendment to the General Plan to implement the Envision Central Heber Process. This plan takes a deeper look at the down town area, which the general plan previously identified for additional density. This new plan used public work shops to address the redevelopment of the area. The new plan will aid in guiding zone changes for housing, specifically where to change the uses to permit multi-family, small lot single family.

Ord 2024-02 amended the C-3 Commercial zone to implement the recommended changes from the general plan, including uses, design, and setbacks. This also addressed a parking reduction in the area. The C-3 is the primary down town code to promote mixed use, including housing. There is a provision that permits additional height for building providing affordable housing.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The City encountered the following barriers:

- Time. The City is very busy and it has taken additional time to get some of the plans done and begin implementation.



- Public sentiment about change. During the larger general plan process, the majority of the public felt that density should be added to the down town and that affordable housing should not be on the edges of town. During the central Heber process, the public was not in favor of placing density next to their properties. This has also been the sentiment regarding individual zone changes. Additionally, the public that becomes involved during the proactive planning is different than the public that gets involved for the zone changes.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The City has received multiple request for zone changes based on these changes. Some of the requests actually came during the process of updating the general plan as property owners or developers have become aware of the new plan.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines



and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2022-2023

Modify parking standards for mixed use and core areas

Next Steps:

1. Monitor development activity each year to determine how the new regulations have impacted developments.
2. Propose code amendments to reduce barriers identified.

The parking reduction was previously adopted. We are in a monitor phase of this step.

3. What page in the submitted plan can this be found?

29

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In 23-24, the City worked on step 2, proposing code amendments to reduce barriers. The City identified a barrier to parking for the rehabilitation/remodel of existing buildings that are under parked and legal non-conforming and processed a code change to reduce the barrier.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

Ord 2024-02 eliminates the requirement of additional parking for existing floor area of buildings and requires parking for new buildings or new additionally area of a building.

This will aid in the renovation of the existing structures. This will help housing if there are conversions to mixed use or additions that include mixed use as the parking will be reduced by the current floor area.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The City did propose to eliminate all parking in the C-3 zone to incentivize redevelopment in the area, including mixed use, as the City is looking to provide public parking in the future. There was concern about the current parking situation and adding a

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The City has not seen any significant changes at this time as these code amendments are new.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

J

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2022-2023

Modify Affordable Housing Code to be incentive based (non-legislative requests)

Next Steps:

1. Draft code amendment to include incentives for developments that are administrative and choose to include affordable housing within the project.
2. Present to Planning Commission and City Council for consideration of adoption.

Complete



3. What page in the submitted plan can this be found?

29

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City has been working on updating the affordable housing code to make it voluntary following the legislature change that prohibits the city to require affordable units for administrative actions. In September of 23, the Council adopted a code amendment to change the wording from a requirement to a recommendation, with some incentives and clarifications of the provisions of what affordable means to be more in line with the state language.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Ord 2023-20 changed the affordable housing code to be voluntary, offering incentives. Additionally, the council has included height incentives in our commercial zones that only allow for taller buildings when doing mixed use with affordable units.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The barrier to adopting this change is understanding what incentives work while preserving the nature of the zones established.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This



question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

These amendments are fairly recent and no major changes have been observed. This is primarily due to most of the affordable housing coming through annexations and zone changes where they are negotiated.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 7

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

T

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

2022-2023

Begin search for possible property acquisition to create affordable units with other entities, including County, School District, Housing Authority, and non-profits.

Next Steps:

1. Identify parcels that meet the objective of the City.
2. Make offers on preferred parcel.
3. Amend zoning to allow for density to create affordable housing.
4. Establish partnership with other entities for affordable housing project.

This is underway

3. What page in the submitted plan can this be found?

30

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City is still working on steps 1 and 2 as they have not been able to acquire land at this time. The City took the following actions in the last year:

- Identified a parcel and made a purchase offer. The offer was rejected by the seller. The property was not purchased.
- City held a public meeting to discuss utilizing existing City-Owned land for the purpose of affordable housing. The 20 acres was purchased for park and cemetery expansion. There was significant public opposition for any use other than a park and cemetery. The Council chose to not use the land for housing.
- The City has identified a 2.98 acre parcel of land and is currently in negotiations for purchase of the land.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

No land use regulation or land use decisions have been made. The council was considering changing the use of existing City land to facilitate affordable housing. However this was not done due to public opposition.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The City has faced the following barriers:

- Private Property Owners not willing to accept offers made by the City, based on appraisals of the land.
- Public opposition to density and the change from potential park/cemetery land to affordable housing.
- General market competition on properties.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No changes have been observed. The real estate market is still high in the Heber Area, making land expensive and competitive. The City has been looking for some time for land, but not able to close on property. In one instance, the seller has told other potential buyers that the City wants to buy the land, which may or may not affect the outcome.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 8

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

W

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2022-2023

Implement Mansion Homes for residential transition areas.

Next Steps:

1. Identify areas for implementation, following the Down Town Planning Process.
2. Amend Zoning to permit Mansion Homes

In Process



3. What page in the submitted plan can this be found?

30

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City has completed step 1 as the Down Town Plan has been adopted. Step 2 is in process with a current draft code amendment that is being reviewed by the City Council. These actions are moving the needle as to seeing missing middle housing being built

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City adopted the Envision Central Heber Downtown Plan. This has allowed us to move forward on identifying areas where missing middle housing can be zoned and implemented.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

One of the barriers specific to mansion style homes has been a shift in the types of housing the down town plan calls for. When this strategy was adopted, mansion homes were the preferred type of dwelling. The preference has changed to include a wider ran

7. Describe the changes observed and any other market responses identified



as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The primary change regarding the actions taken is the shift away from mansion style homes as the "preferred" dwelling type. The plans and actions have resulted in more missing middle, mixed use, and small single family homes. This may need to be updated t

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 9

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2023-2024

Apply for grants, including a CDBG grant from Mountainland Association of Governments, to pay for property acquisitions needed to develop affordable housing.

3. What page in the submitted plan can this be found?

30

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In 2024, the City met with Mountainland Association of Governments. The City brought up this strategy to MAG and discussed what funding was available as well as how to guide the future of some of the grants to be more attainable to housing projects. Curre

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No regulations or land use decisions have been made pertaining to seeking grants.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

The strategy of receiving grants to purchase land have faced two primary barriers, the first being that the City has not been able to close on land, despite having made offers, and the second being that the CDBG program in the wasatch back region is heavi

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No changes have been identified.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Herriman city

Who is filling out this report?

Susan Petheram

Senior Planner

spetheram@ffkr.com

8015216186

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

July 10, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose



of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

11811

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

1274

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

5097

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows



that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

145

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Lack of access due to current property ownership configuration. Lack of access to water/need to construct new water tank facilities. Geographic/topographic constraints. Proximity to Camp Williams may lead to reconfiguration/reduction of the potential number of entitled units or the location of these units.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The Olympia development, consisting of 937 acres on Herriman’s northwest side, has executed a PID and is currently in the process of building roads and providing infrastructure to facilitate the development of entitled units. The Olympia development accounts for a total of 6,330 entitled units. Phase One, which consists of approximately 1,000 units, has approved preliminary plats and/or subdivisions for 474 units that have not yet been recorded as lots or received building permits.

To account for the needed road infrastructure to develop the non-MDA units, a reduction of 20% has been applied to the base residential zoning estimates.

Herriman has a Planned Development Overlay Zone that is available for all zones city-wide. The density allowed is based on gross density, which has been estimated at 20% above base zoning. This “bonus” amount above the base zoning has been used for the unit count estimate for overlay zones.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.



How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

17

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

n/a

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data,Housing needs data,Planning technical assistance,Model ordinances.,Guidebooks for planning and reporting

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none,



please write N/A.

Funding for transit and active transportation infrastructure improvements with priority for high-growth communities.

Technical assistance regarding administration of deed restrictions on moderate income units.

Organize or produce annual (or semi-annual) "Land Development Conferences" for local and regional developers and private investors on "the art of building" attainable, attractive, sustainable, walkable communities. We need development partners who will build not just housing, but will build better, affordable neighborhoods and communities! We need partners who will earn and deserve recognition as "town founders," rather than as "profit-focused developers."

We need State leaders who understand that increased density warrants increased design standards, especially when permitting "small lot/small footprint" single-family starter homes. While increased density is not always the problem, increased design is always the solution. We need the State Legislature to restore the ability for communities to regulate design for one- and two-family homes when permitting "small lot" development.

While many cities have online access to other municipal codes, sorting through codes to find effective zoning tools is time-consuming. Municipalities need ready access to proven, but adaptable, model zoning codes that facilitate the development of healthy, desirable moderate-income housing and neighborhoods.

Municipalities need sufficient authority (in LUDMA) to establish local design standards for modular construction to ensure quality design while accommodating increased densities and construction efficiencies for affordable single-family housing. Deregulation should not facilitate a resurgence in low-quality construction and/or materials. Our hard-working Utah families deserve better!

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy



requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation of Strategy (A) is supported by two action items in Herriman's Moderate Income Housing Plan and Ongoing Actions.

Action Item #1: Herriman will ensure zoning designations allow for higher density and/or moderate-income housing development in the mixed use Towne Center, near the SLCC campus, and adjacent to commercial and employment centers. [Implements Strategy A, Strategy F, and Strategy G]

(Year 2: 2023-2024) Benchmark 1B: Analyze the areas on the FLU map that do not correspond to zones that allow densities necessary to facilitate the production of moderate income housing; Prioritize the rezoning of FLU/Zone mismatch areas that are near the Towne Center, SLCC Campus, and adjacent to commercial and employment centers.

Action Item #2: Herriman will continue to encourage some PUD neighborhoods with small lot sizes and support integration of small lot sizes into developments to support a mix of housing options within the same neighborhood. [Implements Strategy A]

(Year 2: 2023-2024) Benchmark 2B: Evaluate if any changes are needed to the Planned Development Overlay Zone to better facilitate the production of MIH.



(Year 2: 2023-2024) Benchmark 2C: Evaluate additional residential zones that may support integration of small lot sizes into developments based on the FLU map and chapter; Evaluate and define “small lot size”; define % of mix and thresholds (e.g. 20% small lot; 20% large lot; 60% typical lots) for residential zones that can support integration of small lot sizes.

Implementation of Strategy (A) is also supported by Previous/Ongoing Efforts

Herriman previously rezoned several areas for densities necessary to facilitate the production of moderate income housing. The approval of several Master Development Agreements (approved between 2000 and 2017), and subsequent zoning/rezoning continues to support Herriman’s efforts to implement this strategy as a range of housing units have been constructed or are entitled for development. These MDAs include: Anthem, Miller Crossing, Herriman Towne Center, Mountain Ridge, Rosecrest, and Wasatch-South Hills.

3. What page in the submitted plan can this be found?

14

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality’s effort to implement the strategy.

Herriman has analyzed the areas on the FLU map that do not correspond to zones that allow for densities necessary to facilitate the production of moderate income housing. There are a few areas where a FLU/Zone mismatch remains, including some areas near the SLCC Campus, adjacent to employment/commercial centers, and near major transit investment corridors. Some parcels in these areas retain an agricultural residential zoning designation. Agricultural Residential zoning is important to Herriman’s heritage and Herriman’s General Plan articulates which areas in the city are intended to support productive agriculture and/or large animal rights and which areas are intended to become more intense uses. As development proposals are submitted, or existing MDAs are amended, Herriman City prioritizes the location of mixed-use development, multi-family, attached single-family, and small lot single family housing options near major transit investment corridors, as buffers to commercial areas, and in core areas such as the Herriman Towne Center (HTC), with guidance from the General Plan. Herriman has approved amendments to existing MDAs and is evaluating new MDA proposals, which will lead to the rezoning of the remaining FLU/Zone mismatch areas. Subsequent rezones are facilitated as needed and



are typically initiated by the developer.

Herriman has evaluated the Planned Development Overlay Zone for potential changes that would better facilitate the production of MIH. The Planned Development Overlay Zone in Herriman currently requires a minimum of fifteen (15) acres for any development to utilize the overlay benefits, which hinders smaller scale development projects that could contribute to the production of MIH options. To make the overlay zone accessible to a broader range of development efforts the city has initiated the process to reduce the minimum acreage standards in the ordinance. The Planned Development Overlay Zone is project-based and is available for all zones city-wide.

Herriman has initiated the creation of two new “small lot” single-family residential zones (R-1-5 and R-1-8). Small lot size has been defined as between 5,000 and 8,000 square feet. Currently, the smallest lot size in a single-family residential zone is 10,000 square feet. Included in the proposed zones is the incentive to develop to a gross density rather than minimum lot sizes if walkable design features are included. This incentive supports the integration of a mix of lot sizes in a development, including smaller lots. Specific thresholds and mixes are being considered as part of this current initiative.

Herriman updated the parameters of its A-1-10 zone regarding minimum lot size and density. The updates lead to an increase in dwelling units per acre for this zone from 1.8 to 4.0. This will support the potential for infill development and/or redevelopment of many smaller agricultural residential lots in the city. The city currently has approximately 1400 acres zoned A-1-10. Most lots are developed but are one-half acre in size. Each of these lots can also build an internal ADU.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Herriman held a community open house in February 2024 on a proposed new MDA adjacent to the SLCC/U of U Herriman Campus. The proposed MDA encompasses 350 acres along Mountain View Corridor, which is currently zoned to allow for a range of land uses and residential densities. The proposed MDA includes residential densities intended to facilitate the production of moderate income housing. Rezoning would follow final approval of the MDA to bring consistency between the city’s zoning and the MDA.

Herriman approved an amendment on July 10, 2024, to an existing Master Development Agreement (Wasatch-South Hills MDA) that encompasses a net addition of 75 acres in the southeast region of the city. The amendment modifies



several areas within existing MDA boundaries to allow for attached housing and small lot single-family housing, which increases the total number of entitled units for the MDA and will provide housing options intended to be affordable. A zoning map amendment to provide consistency between the city's zoning and the MDA is forthcoming.

Herriman approved several smaller scale rezone requests city-wide in the past 12 months that are consistent with the FLU map in the General Plan and lead to an increase in the number of housing units.

Preliminary plats and/or subdivisions have been administratively approved for several areas in Phase One of the Olympia Large Project Master Planned Community (LPMPC) Zone to begin implementing residential development, which includes densities necessary to facilitate the production of moderate income housing. A total of 419 MFD units and 55 SFD units are on tap for recordation. Approximately 140 lots have been recorded.

At the May 29, 2024 Joint Planning Commission/City Council meeting, council directed staff to initiate an amendment to the Planned Development Overlay Zone text to reduce the minimum required acres for a project, which will support smaller scale projects that may facilitate the production of moderate income housing through increased density bonus provisions.

A draft of the proposed small lot zones was presented to the Planning Commission in February 2024. Multiple meetings and discussions were held following this initial presentation to help refine these zones and get the right framework for Herriman. A public hearing was held on May 1, 2024; the decision has been tabled to allow for further refinement.

The city council approved the updates to the A-1-10 zone regarding minimum lot size and density on July 10, 2024. This supports higher densities in many areas of the city, which facilitates the integration of additional housing units in existing neighborhoods where infrastructure already exists.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must



advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Herriman continues to maintain a sizeable proportion of small-lot single-family and multi-family units in its overall housing stock (multi-family units represent approximately 40% of all housing units while small lot single-family units (lots smaller than 10,000 square feet) represent approximately an additional 15% of all housing units. While these units are more affordable relative to larger lot single-family units in the Herriman community, the market response has shifted the cost of some of these units outside the moderate-income housing affordable range. Additionally, while there are many small single-family lots in Herriman, the trend continues to maximize these small lots with large homes, pushing them out of the affordable range (compared to a smaller home on a small lot).

Higher interest rates, along with an overall rise in housing costs, have contributed to a slowdown in the housing market. These, and other factors, continue to impact the city's efforts to facilitate the production of moderate-income housing.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Previous land use decisions to rezone for higher densities continue to see market response by the ongoing issuance of building permits in approved MDA project areas and non-MDA areas. Herriman continues to maintain a sizeable proportion of small-lot single-family and multi-family units in its overall housing stock (multi-family units represent approximately 40% of all housing units while small lot single-family units (lots smaller than 10,000 square feet) represent approximately an additional 15% of all housing units.

In the past year, Herriman has issued the following number of building permits: 476 Single-Family Dwellings; 150 Multi-Family Dwellings; 183 Apartment Units, 2 Accessory Dwelling Units. Of these, the following number are located within an MDA area: 398 Single-Family Dwellings; 100 Multi-Family Dwellings.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation of Strategy (B) is supported by one action item in Herriman's Moderate Income Housing Plan.

Action Item #3: Herriman will coordinate the rehabilitation or expansion of Active Transportation infrastructure to facilitate construction of moderate-income housing. [Implements Strategy B]

(Year 2: 2023-2024) Benchmark 3B: Coordinate prioritization and funding of Active Transportation projects and areas where moderate-income housing construction may be supported.



3. What page in the submitted plan can this be found?

15

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Herriman City is working on re-striping its roadways and adding bike lanes in efforts to rehabilitate and expand Active Transportation infrastructure city-wide. Herriman has expanded and improved portions of Main Street, which connects new development on the west end of Herriman to the Towne Center and planned future transit corridors. These improvements include bike lanes and sidewalks to support implementation of a high priority project in the city's Active Transportation Plan. Construction is due to be completed in August 2024.

Several trail expansion projects are underway, including both urban and recreational trails. Trail improvements in the city include paving of some trail sections to improve accessibility for multiple user types.

The Olympia Master Development Agreement allows for a total of 6,330 units, which includes a mix of housing types and lot sizes, including options intended to support construction of moderate-income housing. This MDA has executed a PID and is currently building roads, including working with the State on realignment of State Road U-111. Active transportation infrastructure will be integrated into the transportation network, as articulated in the MDA design guidelines.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City Council approved plans and/or construction funding for multiple trails, including trail improvements to pave trails and make them accessible. These decisions will significantly expand the city's active transportation system, including urban trails, and offer better connections and access to opportunities for moderate income housing residents. Many projects in the city are funded by partnerships with public agencies, private developers, and/or non-profit organizations.

UDOT completed the study for the expansion of 12600 South (Herriman Boulevard) west to U-111 on Herriman's western border. WFRC and Herriman City



corresponded with the UDOT 12600 South Study Team to advocate for buffered bike lanes to be included in the planned right-of-way width for the project. The typical existing cross-section of 12600 South does not include buffered bike lanes and the extension project originally reflected a continuation of the typical cross section. After the public input period, the completed study reflects the desired implementation of buffered bike lanes as identified in the city's Active Transportation Plan and the Regional Long-Range Transportation Plan. This success supports the city's efforts to create non-automobile connections between new/existing moderate income housing options and the city's centers.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

While Herriman has been successful in partnering on projects, funding to fully achieve the city's Active Transportation priorities may continue to be a barrier.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Phase One of the Olympia MDA area is underway, with infrastructure construction occurring and many preliminary plats and final subdivisions approved. Approximately 140 lots have been recorded. A total of 419 MFD units and 55 SFD units are on tap for recordation.

Housing units continue to be permitted and built, both within areas served by existing infrastructure and areas served by new/pending infrastructure. In the past year, Herriman has issued the following number of building permits: 476 Single-Family Dwellings; 150 Multi-Family Dwellings; 183 Apartment Units, 2



Accessory Dwelling Units. Of these, the following number are located within an MDA area: 398 Single-Family Dwellings; 100 Multi-Family Dwellings.

8. Links to supporting documentation (Optional)

<https://www.herriman.org/upcomingprojects> <https://www.herriman.org/construction-projects>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation of Strategy (E) is supported by one action item in Herriman's Moderate Income Housing Plan.



Action Item #4: Herriman will consider allowing detached ADUs in appropriate residential neighborhoods and will track both internal/attached ADUs and detached ADUs. [Implements Strategy E]

(Year 2: 2023-2024) Benchmark 4C: Identify the parameters and criteria for allowing detached ADUs in the different residential and neighborhood zones.

3. What page in the submitted plan can this be found?

15

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Herriman City staff worked with the Planning Commission to establish best practices for detached ADUs in the city and provide guidelines for developing an amendment to the city's ADU ordinance.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

At the May 29, 2024 Joint Planning Commission/City Council meeting, council directed staff to initiate an amendment to the ADU ordinance to allow for detached ADUs.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Herriman continues to see applications for internal ADUs. Since the city began tracking ADUs in 2017, Herriman has received a total of 43 applications. Of these, 17 have been approved and 1 was withdrawn. In the past 12 months, Herriman has received 16 applications and 2 of these have been approved.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:



- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation of Strategy (F) is supported by two action items in Herriman's Moderate Income Housing Plan and Ongoing Actions.

Action Item #1: Herriman will ensure zoning designations allow for higher density and/or moderate-income housing development in the mixed use Towne Center, near the SLCC campus, and adjacent to commercial and employment centers. [Implements Strategy A, Strategy F, and Strategy G]

(Year 2: 2023-2024) Benchmark 1B: Analyze the areas on the FLU map that do not correspond to zones that allow densities necessary to facilitate the production of moderate income housing; Prioritize the rezoning of FLU/Zone mismatch areas that are near the Towne Center, SLCC Campus, and adjacent to commercial and employment centers.

Action Item #5: Herriman will allow for Multi-Family or Townhome Mixed Use Development as buffers between commercial and Single-Family Residential areas, as well as in the Herriman Towne Center (HTC) and major transit investment corridors as identified in the regional plan. [Implements Strategy F and Strategy G]

(Year 2: 2023-2024) Benchmark 5B: Analyze the areas on the FLU map that do not correspond to zones that allow for Multi-Family or Townhome Mixed Use Development; Prioritize the rezoning of FLU/Zone mismatch areas that are near the HTC and/or major transit investment corridors.

Implementation of Strategy (F) is also supported by Previous/Ongoing Efforts

The approval of several Master Development Agreements (approved between 2000 and 2017), and subsequent zoning/rezoning, continues to support Herriman's efforts to implement this strategy as a range of housing units have been constructed or are entitled for development. The MDAs provide for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers. These MDAs include: Anthem, Miller Crossing, Herriman Towne Center, Mountain Ridge, Rosecrest, and Wasatch-South Hills.



3. What page in the submitted plan can this be found?

14 and 16

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Herriman has analyzed the areas on the FLU map that do not correspond to zones that allow for densities necessary to facilitate the production of moderate income housing and/or allow for Multi-Family or Townhome Mixed Use Development. There are a few areas where a FLU/Zone mismatch remains, including some areas near the SLCC Campus, adjacent to employment/commercial centers, and near major transit investment corridors. Some parcels in these areas retain an agricultural residential zoning designation. Agricultural Residential zoning is important to Herriman's heritage and Herriman's General Plan articulates which areas in the city are intended to support productive agriculture and/or large animal rights and which areas are intended to become more intense uses. As development proposals are submitted, or existing MDAs are amended, Herriman City prioritizes the location of mixed-use development, multi-family, attached single-family, and small lot single family housing options near major transit investment corridors, as buffers to commercial areas, and in core areas such as the Herriman Towne Center (HTC), with guidance from the General Plan. Herriman has approved amendments to existing MDAs and is evaluating new MDA proposals, which will lead to the rezoning of the remaining FLU/Zone mismatch areas. Subsequent rezones are facilitated as needed and are typically initiated by the developer.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Herriman held a community open house in February 2024 on a proposed new MDA adjacent to the SLCC/U of U Herriman Campus. The proposed MDA encompasses 350 acres along Mountain View Corridor, which is currently zoned to allow for a range of land uses and residential densities. The proposed MDA includes residential densities intended to facilitate the production of moderate income housing. Rezoning would follow final approval of the MDA to bring consistency between the city's zoning and the MDA.

Herriman approved an amendment on July 10, 2024, to an existing Master Development Agreement (Wasatch-South Hills MDA) that encompasses a net addition of 75 acres in the southeast region of the city. The amendment modifies



several areas within existing MDA boundaries to allow for attached housing and small lot single-family housing, which increases the total number of entitled units for the MDA and will provide housing options intended to be affordable. A zoning map amendment to provide consistency between the city's zoning and the MDA is forthcoming.

Herriman approved several smaller scale rezone requests city-wide in the past 12 months that are consistent with the FLU map in the General Plan and lead to an increase in the number of housing units.

Preliminary plats and/or subdivisions have been administratively approved for several areas in Phase One of the Olympia Large Project Master Planned Community (LPMPC) Zone to begin implementing residential development, which includes densities necessary to facilitate the production of moderate income housing. A total of 419 MFD units and 55 SFD units are on tap for recordation. Approximately 140 lots have been recorded.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Herriman continues to maintain a sizeable proportion of small-lot single-family and multi-family units in its overall housing stock (multi-family units represent approximately 40% of all housing units while small lot single-family units (lots smaller than 10,000 square feet) represent approximately an additional 15% of all housing units. While these units are more affordable relative to larger lot single-family units in the Herriman community, the market response has shifted the cost of some of these units outside the moderate-income housing affordable range. Additionally, while there are many small single-family lots in Herriman, the trend continues to maximize these small lots with large homes, pushing them out of the affordable range (compared to a smaller home on a small lot).

Higher interest rates, along with an overall rise in housing costs, have contributed to a slowdown in the housing market. These, and other factors, continue to impact the city's efforts to facilitate the production of moderate-



income housing.

For this strategy to be fully realized the transit improvements must be implemented. A primary barrier related to this strategy is the continued delay in implementing transit in the transit investment corridor. The planned Mid-Jordan Extension and Extension to University corridors from the Daybreak Station run through the east side of Herriman, where higher density residential is built, entitled, or planned. However, these remain classified as Corridor Preservation projects based on the most recent Regional Transportation Plan (2023-2050).

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Previous land use decisions to rezone for higher densities continue to see market response by the ongoing issuance of building permits in approved MDA project areas and non-MDA areas. Herriman continues to maintain a sizeable proportion of small-lot single-family and multi-family units in its overall housing stock (multi-family units represent approximately 40% of all housing units while small lot single-family units (lots smaller than 10,000 square feet) represent approximately an additional 15% of all housing units.

In the past year, Herriman has issued the following number of building permits: 476 Single-Family Dwellings; 150 Multi-Family Dwellings; 183 Apartment Units, 2 Accessory Dwelling Units. Of these, the following number are located within an MDA area: 398 Single-Family Dwellings; 100 Multi-Family Dwellings.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation of Strategy (G) is supported by two action items in Herriman's Moderate Income Housing Plan and Ongoing Actions.

Action Item #1: Herriman will ensure zoning designations allow for higher density and/or moderate-income housing development in the mixed use Towne Center, near the SLCC campus, and adjacent to commercial and employment centers. [Implements Strategy A, Strategy F, and Strategy G]

(Year 2: 2023-2024) Benchmark 1B: Analyze the areas on the FLU map that do not correspond to zones that allow densities necessary to facilitate the production of moderate income housing; Prioritize the rezoning of FLU/Zone mismatch areas that are near the Towne Center, SLCC Campus, and adjacent to commercial and employment centers.

Action Item #5: Herriman will allow for Multi-Family or Townhome Mixed Use Development as buffers between commercial and Single-Family Residential areas, as well as in the Herriman Towne Center (HTC) and major transit investment corridors as identified in the regional plan. [Implements Strategy F and Strategy G]

(Year 2: 2023-2024) Benchmark 5B: Analyze the areas on the FLU map that do



not correspond to zones that allow for Multi-Family or Townhome Mixed Use Development; Prioritize the rezoning of FLU/Zone mismatch areas that are near the HTC and/or major transit investment corridors.

Implementation of Strategy (G) is also supported by Previous/Ongoing Efforts

Herriman previously created land use regulations that allow for densities necessary to facilitate the production of moderate income housing in commercial or mixed-use zones, especially near expected future transit investment corridors. The approval of several Master Development Agreements (approved between 2000 and 2017) continues to support Herriman's efforts to implement this strategy as a range of housing units have been constructed or are entitled for development. These MDAs include: Anthem, Miller Crossing, Herriman Towne Center, Mountain Ridge, Rosecrest, and Wasatch-South Hills.

3. What page in the submitted plan can this be found?

14 and 16

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Herriman has analyzed the areas on the FLU map that do not correspond to zones that allow for Multi-Family or Townhome Mixed Use Development and/or densities necessary to facilitate the production of moderate income housing. There are a few areas where a FLU/Zone mismatch remains, including some areas near the SLCC Campus, adjacent to employment/commercial centers, and near major transit investment corridors. Some parcels in these areas retain an agricultural residential zoning designation. Agricultural Residential zoning is important to Herriman's heritage and Herriman's General Plan articulates which areas in the city are intended to support productive agriculture and/or large animal rights and which areas are intended to become more intense uses. As development proposals are submitted, or existing MDAs are amended, Herriman City prioritizes the location of mixed-use development, multi-family, attached single-family, and small lot single family housing options near major transit investment corridors, as buffers to commercial areas, and in core areas such as the Herriman Towne Center (HTC), with guidance from the General Plan. Herriman has approved amendments to existing MDAs and is evaluating new MDA proposals, which will lead to the rezoning of the remaining FLU/Zone mismatch areas. Subsequent rezones are facilitated as needed and are typically initiated by the developer.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Herriman held a community open house in February 2024 on a proposed new MDA adjacent to the SLCC/U of U Herriman Campus. The proposed MDA encompasses 350 acres along Mountain View Corridor and near the planned major transit investment corridors, which is currently zoned to allow for a range of land uses and residential densities.

Herriman approved an amendment to an existing Master Development Agreement that encompasses a net addition of 75 acres in the southeast region of the city. This area includes neighborhoods adjacent to the SLCC/U of U Herriman Campus and commercial/employment centers adjacent to the Mountain View Corridor. The amendment modifies several areas within existing MDA boundaries to allow for attached housing and small lot single-family housing, which increases the total number of entitled units for the MDA and will provide housing options intended to be affordable. A zoning map amendment to provide consistency between the city's zoning and the MDA is forthcoming.

Herriman approved several smaller scale rezone requests city-wide in the past 12 months that are consistent with the FLU map in the General Plan and lead to an increase in the number of housing units. Some of these are in proximity to Herriman Towne Center, the SLCC Campus, and planned major transit investment corridors.

Herriman amended its A-1-10 zone designation to allow an increase in density from 1.8 to 4.0 du/ac, which will lead to an increase in the total number of housing units from infill and/or redevelopment of smaller agricultural lots. Approved by City Council on July 10, 2024. Some of these lots are in proximity to Herriman Towne Center, the SLCC Campus, and planned major transit investment corridors. The city currently has approximately 1400 acres zoned A-1-10. Most lots are developed but are one-half acre in size. Each of these lots can also build an internal ADU.

Preliminary plats and/or subdivisions have been administratively approved for several areas in Phase One of the Olympia Large Project Master Planned Community (LPMPC) Zone to begin implementing residential development, which includes densities necessary to facilitate the production of moderate income housing. A total of 419 MFD units and 55 SFD units are on tap for recordation. Approximately 140 lots have been recorded.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Herriman continues to maintain a sizeable proportion of small-lot single-family and multi-family units in its overall housing stock (multi-family units represent approximately 40% of all housing units while small lot single-family units (lots smaller than

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Previous decisions to amend land use regulations for higher densities continue to see market response by the ongoing issuance of building permits in approved MDA project areas in commercial and mixed-use centers near planned major transit investment corridors. Herriman continues to maintain a sizeable proportion of small-lot single-family and multi-family units in its overall housing stock (multi-family units represent approximately 40% of all housing units while small lot single-family units (lots smaller than 10,000 square feet) represent approximately an additional 15% of all housing units.

In the past year, Herriman has issued the following number of building permits: 476 Single-Family Dwellings; 150 Multi-Family Dwellings; 183 Apartment Units, 2 Accessory Dwelling Units. Of these, the following number are located within an MDA area: 398 Single-Family Dwellings; 100 Multi-Family Dwellings.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

K

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation of Strategy (K) is supported by one action item in Herriman's Moderate Income Housing Plan.

Action Item #6: Herriman will establish a Housing Task Force to facilitate preservation and creation of attainable housing for moderate income households. [Implements Strategy K]

[ONGOING] Benchmark 6A: Monitor affordable MIH options and their proportion to overall housing and residential development.

[ONGOING] Benchmark 6B: Monitor Section 42/ Low Income Housing Tax Credit (LIHTC) Housing Projects and expiration timing.

(Year 2: 2023-2024) Benchmark 6C: Evaluate the use of deed restrictions to preserve MIH units.



(Year 2: 2023-2024) Benchmark 6D: Evaluate a down payment assistance program

3. What page in the submitted plan can this be found?

16

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Herriman invited representatives from the development and real estate community to be part of a Herriman Housing Task Force group. While the task force has not been formalized as a standing committee for Herriman City, the group has met several times. Over the past year, informal discussions have continued with potential development partners on possible opportunities. The initial focus of this group was to evaluate strategies for creating attainable workforce housing options aimed at educators, first responders, and entry level city employees. The primary goal is creating deed restricted housing to help provide and preserve attainable housing in Herriman for those that serve in the community. The group is working to create the best path forward to achieve the goal through a combination of lower interest loans, decreased closing costs/ realtor fees, or other combinations.

Herriman monitors residential development and housing options in the city using data from building permits and Master Development Agreements (MDAs). The proportion of multi-family and single-family units provides a general framework for monitoring potential MIH options. Each MDA includes the number of vested housing units and their general type (e.g., single-family or multi-family). Using building permit data, the city tracks the number of units built out of the total number vested for each MDA as well as housing units that are not located in an MDA project area. Herriman currently has an estimated 19,250 housing units that have been issued building permits and approximately 90 to 95 percent of these have been built. Of these 19,250 housing units, 41 percent are multi-family units and 59 percent are single-family units. This approximate split of 40% MFD to 60% SFD reflects the overall composition of dwelling units vested through the city's Master Development Agreements.

Herriman currently has one LIHTC/Section 42 housing project in the city consisting of 288 units; 258 of these units are set aside for low-income. The project was placed in service and credits were allocated in 2011. The initial compliance period of 15 years is set to end in 2026. The minimum extended compliance period of 15 years is set to end in 2041. Herriman is pursuing



development of an additional multi-family project that may supplement and extend the available subsidized units in the city. Herriman has identified an investment partner and has expressed a willingness to use the money set aside from its redevelopment areas to support the integration of affordable units in the project. The total number of units is approximately 220 and the number of subsidized units has not yet been determined. The potential use of LIHTC funding has not yet been determined.

Herriman has evaluated the use of deed restrictions to preserve MIH units, however, the city is not currently set up to administer this type of program. Herriman will continue to evaluate this option, including seeking assistance on how to administer and monitor the deed restrictions.

Herriman has evaluated the potential for a down payment assistance program, which would support the initiatives of the Housing Task Force group in regard to workforce housing. Currently, the city is planning to allocate the funding resources it has available for affordable housing (approximately \$270,000 from its redevelopment areas) to a targeted multi-family project that will contain subsidized units. As such, the city does not currently have funding to pursue the down payment assistance program but will continue to evaluate it as a future option to support workforce housing.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Herriman has expressed a willingness/intent to use the money accumulated from the affordable housing set aside of its redevelopment areas to pursue development of a 200+ unit multi-family project on land near the Herriman Towne Center that was recently made available. Herriman has identified a potential investment partner and is collaborating to determine the number of subsidized and/or deed restricted units.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the



implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Rising interest rates, the slowdown in the housing market, and other factors are creating challenges for bringing the goal of creating deed restricted workforce housing to fruition. Herriman is not currently set up to administer and monitor deed restrictions.

With limited funding resources currently at its disposal, Herriman is likely to allocate the funds it has available (approximately \$270,000 from its redevelopment areas) to one project instead of allocating smaller amounts to multiple initiatives.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Herriman received interest from several parties regarding development of a new 200+ unit multi-family project on land near the Herriman Towne Center, which will be geared toward offering affordable housing options in a horizontal mixed-use context. Herrim

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@



utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Highland city

Who is filling out this report?

Jay Baughman

Community Development Director

jbaughman@highlandcity.org

801.772.4567

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://www.highlandcity.org/DocumentCenter/View/10/Zoning-Map>

When did the last zoning map or text amendment occur?

August 2020

Entitled Units

Entitled units are those units that have a legal right to be developed through



the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

180

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

159



From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

152

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Limitations and constraints, as the City is aware, is the general price of land/housing and finance costs, which pushes the price point of homes higher. Many of the undeveloped lots are marketed by developers as custom home lots, which demand a higher price point, with fewer clients and more measured development. The developers wait for the clients that desire the higher price-point homes. Some developers prefer to keep home construction with the developer or are careful about which home builder takes over development (reputation concern for a high-end development), which limits the number of homes that can be constructed simultaneously. A few areas have geographic constraints (steep slopes, sewer grade issues, soil stability concerns), that restrict the buildable area of lots/developments, leading to further pickiness over home design and construction.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The 180-unit number is the number of entitled lots within PD-type developments. This number has been almost halved in the past year, as the City's major PD developments have come closer to being completed. The 159-unit number is the number of entitled lots within the City's standard single-family residential zones. The City has seen consistent development within these zones, but the City is close to built-out, which means these developments are more limited in-fill type development or are on geographically difficult areas (hills/slopes) that have access/utility connectivity issues. The City's mixed/flex-use overlay zone is almost fully developed with no units left to be built, as the remaining parcel within the overlay having being rezoned for a higher-density PD in 2020.



Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?

(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

49

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

10

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

3

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

10 - with building permit, city requires permit of ADU, so numbers overlap

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?

(Select all that apply)

Model ordinances.,Case studies for strategies,Guidebooks for planning and



reporting

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Counting entitled vs. permitted units is difficult the further back the request for reporting is (beyond two years), as the City has not historically tracked permits issued for completed subdivisions. Better ways or greater allowance for reporting on existing strategies and counting pre-reporting efforts for moderate income housing would be helpful.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

V

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

2024: Work with the Planning Commission and City Council to draft an age-restricted senior housing residential zone. Work with the Planning Commission and City Council to determine areas in the City where this zoning could be approved.

3. What page in the submitted plan can this be found?

6-80

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In 2023/2024, Highland City staff continued conversations with different developers/landowners to encourage an age-restricted senior housing project for their developments. These developers indicated support for such projects and were working on applications (require annexation and annexation agreement) and have expressed interest in providing a higher density senior housing product. As of reporting, no applications have been filed.

Accordingly, no land use decision has been made, but is expected pending the submittal of an annexation application. Once these applications are received, staff will work with the Planning Commission, City Council, and the applicants to draft an age-restricted senior housing residential zone, as planned for in the benchmark for 2024 in the adopted Moderate Income Housing Element of the Highland City General Plan.

While the land use decision has not been completed, the Mayor, Councilmembers, and Planning Commissioners have all expressed their support during public meetings for more senior housing projects. The Council's support in these efforts has allowed staff to encourage multiple developers to consider rezoning to do higher density senior housing projects in certain areas.

In addition, the City is in the process of a comprehensive update to its General Plan. The City has budgeted for and engaged a consultant (at a 127k+ investment) to help the City Planning Commission and City Council with this update, which will also revise the City's future land use map/table. The City engaged in a RFQ process in Q1 of 2024 and contracted with the consultant on April 16, 2024. The General Plan update is anticipated to be completed by Q2 2025. As part of the General Plan update process, City staff and officials are supportive of exploring areas within the City that can be designated in the updated land use map for higher density senior housing, in anticipation of



future rezoning. So even without developer applications, the City will be moving forward to meet its 2024-2026 implementation plan milestone of "work[ing] with the Planning Commission and City Council to determine areas in the City where this zoning could be approved."

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No specific land use regulation or decision has been made/adopted during the relevant timeframe because the developers have not advanced annexation/rezone applications. The City did approve and budget for a 127k+ expenditure to update its General Plan, which will involve looking at areas within the City that are appropriate for this zoning.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Developers have not supported this type of higher-density residential development. Developers have expressed a preference for non-age-restricted development.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No changes yet observed.



8. Links to supporting documentation (Optional)

https://www.highlandcity.org/AgendaCenter/ViewFile/Agenda/_04162024-924

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2023-2025: Permit the remaining 425 lots for the townhomes, carriage lots, and cottage lots that have yet to apply for building permits in the Ridgeview Planned Development.

2024: Remove the requirement to include a commercial aspect in Planned Development (PD) Districts

3. What page in the submitted plan can this be found?

6-80



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

As of July 31, 2024, the majority of the remaining 425 lots have been platted and building permits pulled. Between August 1, 2023, and July 31, 2024, 214 building permits were issued for the City's Ridgeview Planned Development. As of July 31, 2024, only 139 lots (less than one-third) do not have building permits, with 50 of those being platted lots for which the City anticipates permits to be pulled in the near future. Of the 89 unplatted lots, there is a pending plat for 29 additional lots awaiting final approval, which should be complete within the next 30 days. This will leave only 60 lots left to be platted/approved in 2024-2025. The land use decisions described above support the continued construction of a 689 unit project that was rezoned to a Planned Development (mixed use) in May 2019.

Staff has planned to present a text amendment removing the requirement to include a commercial aspect in new planned development districts in October of 2024. The earlier plan to present this amendment in January 2024 was delayed due to changes in Council officials and high-priority commercial zone text amendments that occupied a significant amount of staff and city time. By presenting this proposed text amendment for planned development districts, the City will continue to meet its 2024 benchmark.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

As described above, the City has reviewed and approved plats and issued over 200 building permits to implement the strategy. Staff has planned to present the planned development commercial aspect text amendment in the near future.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The City is not aware of market responses regarding the Ridgeview Planned Development other than the number of units permitted and entitled, as detailed above. The City has seen an increase in demand for public services due to the higher-density residential development. Although the Ridgeview PD does have on-site common amenities, residents from that area have been seeking more City services (library services and children's activities, requests for additional dog parks and similar amenities, increased usage of city parks and splash pad). This has increased demand on City staff to provide services, leading to increased number of City events/classes and expanded park areas and amenities. Some associated costs for these increased services have been offset by increased property tax from growth and payment of impact fees for new construction.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2023: Include in the City's annual survey a question to gauge support for detached accessory dwelling units in residential zones.

3. What page in the submitted plan can this be found?

6-81

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Planning Commission held a work session meeting to discuss options and possibilities regarding detached accessory dwelling units. The Planning Commission and City Council's current goal is to revisit detached accessory dwelling units as part of the City's comprehensive update to its General Plan.

The City has budgeted for and engaged a consultant (at a 120k+ investment) to help the City Planning Commission and City Council with this update, which will also include surveys and public outreach and input regarding specific areas of concerns. The City plans to discuss and seek public input on detached accessory dwelling units specifically. The City engaged in a RFQ process in Q1 of 2024 and contracted with the consultant on April 16, 2024. The General Plan update is anticipated to be completed by Q2 2025.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

No specific land use regulation or land use decision has been made. The City has contracted with a consultant to gather public feedback regarding detached ADUs in connection with the General Plan update. While the land use decision has not been completed, staff expects the Planning Commission's public support of detached ADUs to result in an ordinance allowing for detached ADUs, which will reduce regulations for internal ADUs in Highland, depending on the results of the public survey and feedback.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The City's original plan to include a question regarding detached accessory dwelling units within the City's annual survey was not able to be completed because the City did not issue an annual survey in 2023. The City was without a community development director for a period of time in 2023 and there was a separate text amendment applied for by a developer that required significant public input and surveying, regarding alcohol sales within commercial areas of the City. The City conducted surveys and public outreach regarding that issue, in order to satisfy the developer's due process rights regarding the proposed text amendment. After discussion, the City plans to continue with the original intent of its implementation plan by seeking public input on detached accessory dwelling units by including questions regarding detached ADUs in the public outreach/surveys for the City's General Plan update.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None so far.



8. Links to supporting documentation (Optional)

https://www.highlandcity.org/AgendaCenter/ViewFile/Agenda/_08292023-872

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Holladay city

Who is filling out this report?

Ann Frances Garcia

Economic Development & Housing Manager

annfgarcia@holladayUT.gov

385-425-0853

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

<https://cms3.revize.com/revize/cityofholladay/Document%20Center/Departments/Economic%20Development%20and%20Housing/Housing%20resources/1-Signed%20Resolution-MIH%20Implementation%20Plan.pdf>

Link to general plan, moderate income housing element:

https://holladayut.gov/departments/economic_development/housing/accessory_dwelling_units_-_adu_s.php

Link to website where general plan is posted:

https://holladayut.gov/departments/community_development/planning_division/general__plan.php

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

B

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound-



for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Action 1: Increase or improve active transportation access to safe pedestrian infrastructure and access to nearby amenities like parks and schools.

Task 1: Expanding transportation services will contribute to the goal of building a lifelong community for all stages of life by hiring a contractor to develop a plan for nearby closed Spring Lane Elementary. (Starting 2024)

Task 2: Improve pedestrian and bike connectivity within mixed use areas and connect into the surrounding neighborhoods and amenities. (Starting 2024)

Task 3: Update our Bike and Trail Plan to show bike routes and public transit connections. (Starting 2024)

Task 4: Share links on the city's website on public transit connections and schedules. Update annually or as needed. (Starting 2024)

Action 2: Research grants and participate in discussions with regional organizations to help fund for infrastructure projects and rehabilitation.

Task 1: Provide information on at least 1 grant application to be submitted or be considered for submittal by the end of the reporting year. (Starting 2024)

Task 2: Apply for funding to improve Highland Drive and make it more pedestrian friendly for our residents, many who utilize bus transit. (Starting 2024)

Task 3: Research and apply for at least 1 grant annually for further infrastructure improvements like sidewalks and increasing safe routes to school and other destinations. (Starting 2024)

What page in the submitted plan can this be found?

9

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes



Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

Action 1: Conduct public engagement study to determine hinderances to remodeling existing homes and amend ordinance accordingly.

Task 1: ADU Ordinance Revised - Completed - ADU ordinance passed Sept. 2021

Action 2: Implement procedures encouraging ADU occupancy of approved "mother-in-law" apartment situations, established via "Second Kitchen Affidavit" policy, in order to identify legal remodels with secondary kitchenettes, etc.

Task 1: Monitor Quarterly ADU production (started 2023)

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Task 3: Educate the community, and provide a summary to the City Council, annually, on ADU's and encourage those with illegal ADUs to become legal and meet adopted legal building codes. The city will provide education by updating the city's website with information on legalizing their ADU (Starting 2024)

Action 3: Evaluate the Accessory Dwelling Unit (ADU) program citywide.

Task 1: Monitor legislative changes annually to determine if further changes are required. (Starting 2024)

Task 2: Educate the community, and provide a summary to Council, annually, on ADU's and encourage those with current illegal ADUs to become legal and meet adopted legal building codes by updating our city's website with information on legalizing their ADU. (Starting 2024).

Task 3: Work with the City Council on defining what an amnesty program would look like for those who currently rent illegal ADUs. Revisit the Amnesty program



annually to evaluate the utilization of the program. (Starting 2024)

Task 4: Quarterly Review and evaluate the code for revisions that may help streamline ADU development. (Starting 2024)

Task 5: Conduct proactive code enforcement annually to promote good property maintenance and to educate landlords. (Starting 2025)

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10

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Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

K

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

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This is what HCD will use to review progress made and compliance with the implementation plan each year.

Action 1: Preservation of subsidized units.

Task 1: Reference state preservation notice law and start reaching out to owners at least 3-6 years prior to expiration date. (Starting 2024)

Task 2: Research the need for Rental Assistance programs for at-risk



populations. (Starting 2024)

Action 2: Preserve existing moderate-income housing.

Task 1: Research properties that have potential to be converted to MIH due to their need for rehabilitation. (Starting 2024)

Task 2: Reach out to property owners of properties that could be converted to MIH and establish relationships and report on progress. (Starting 2024)

Task 3: Staff will track existing and new moderate-income housing quarterly. (Starting 2024)

Action 3: Promote housing preservation and link to programs that will help residents maintain their homes and lower costs for maintaining their homes.

Task 1: Partner with organizations that promote programs that assist residents with maintaining their home and provide incentives to preserve their homes. (Starting 2024)

What page in the submitted plan can this be found?

11

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound-



for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Action 1: Beginning June 2022 and Bi-yearly thereafter, a meeting shall be convened with the intent to seek out and apply for Salt Lake County incentive programs or partnership with other entities which apply for incentive programs offered by the Utah Housing Corporation, the Department of Workforce Services, or by an association of governments established by an interlocal agreement.

Task 1: Partner with Royal Holladay Hills. A development agreement was executed. [COMPLETED]

Task 2: Hire an Economic Development & Housing Manager with the intent to seek out partnerships and research programs that would further the goal of promoting/preserving moderate income housing in the city. (Completed 2023) [COMPLETED]

Task 3: Develop a marketing plan for housing programs that can be provided to community-based partners and revise as needed on an annual basis. (Starting 2025)

Task 4: Create an inventory of housing programs, and revise as needed on a biannual basis, and make that information readily available to existing and new residents seeking homeownership opportunities, housing rehabilitation services and rental assistance. (Starting 2024)

Task 5: Maintain a close partnership with the Housing Authority of Salt Lake County to facilitate rental assistance or other eligible programs for residents, research their site quarterly for programs and continue to coordinate meetings on an annual basis. (Started 2023)

Task 6: Set up a meeting with TURN and continue discussions annually - they have a project at Holladay Duplex (focus on population with disabilities) to discuss their plans for the units after their expiration under the OWHLF program that their affordability expires in 2029. (Starting 2025)

Action 2: Apply for CDBG funding, and if awarded to create and offer housing programming to include Home Repair Grant program for moderate income residents.

Task 1: Contact CDBG representatives to establish a relationship and get registered for their workshops for application. (Starting 2024)

Task 2: Apply for CDBG grant funding annually, to fund these programs. (Starting



2024)

Task 3: Monitor current partnerships and seek out new partnerships to support these housing programs for our moderate-income residents on an annual basis. (Starting 2024)

Action 3: Increase access to programs that relate to property resilience. Homes can have conditions that lead to building degradation and make them vulnerable to weatherization or other disasters. This action will connect residents with resources to keep their homes maintained and possibly mitigate potential health risks.

Task 1: Research and develop a plan that helps us partner with housing agencies to provide preservation opportunities and resources for our residents. Update as needed on an annual basis. (Starting 2024)

Task 2: Educate residents and connect them to resources by posting links and information on our city website, on the programs where funding may be available to reduce conditions within a home that may be harmful to families like water leaks and ventilation issues. Revise quarterly or as needed. Revise quarterly or as needed. (Starting 2024)

What page in the submitted plan can this be found?

12

Would you like to submit an additional strategy?
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Yes

Strategy 5

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

P

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.



A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Action 1: We currently have housing funds generated by RDA projects with approximately a million dollars or more earmarked for affordable housing. More than 100 MIH units are to be established.

Task 1: Establish an RDA partnership (Started in 2022)

Task 2: Partner with the County on property within Holladay and coordinate annual conversations

(Started in 2023)

Action 2: Conduct a process and policy establishment study, designed to require new higher density developments to have a minimum percentage of the dwellings to be set aside for lower income households through the possibility of density bonuses and/or other tools.

Task 1: Create a study committee (including the County) to review mixed use properties and help develop a process and possible inclusionary policy. (Starting in 2025)

Task 2: Coordinate monthly meetings with the Study Committee to evaluate possible affordable housing opportunities and how we can best use our set-aside funds in new developments. (Starting in 2025)

What page in the submitted plan can this be found?

13

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes



Strategy 6

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

X

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Action 1: Collect and assess housing and demographic data to determine immediate and future housing needs and goals.

Task 1: Collect baseline data, evaluate and analyze and post results on the website on an annual basis. (Starting 2024)

Action 2: Apply for CDBG funds to create a Housing Rehabilitation Program or Neighborhood Improvement Program

Task 1: Annually Budget and apply for CDBG funding (Starting 2024)

Task 2: Create a Housing rehabilitation Program with guidelines and application, revise annually if needed (Starting 2024 if awarded grant)

Task 3: On an annual basis identify areas that qualify as eligible census tracts for Moderate Income residents. (Starting 2024)

Action 3: Promote Fair Housing

Task 1: Promote on our city's website fair housing practices by making available links and information on agencies that offer fair housing services. Revise annually or as information changes. (Starting 2024)

Action 4: Promote Senior Housing Opportunities

Task 1: Research and build a list of senior housing services to assist our aging population with resources to find housing and services. (Starting 2024)

Task 2: Add a list of Senior housing opportunities to the City Website and



continue to update annually. (Starting 2024)

Action 5: Promote and Provide Water and Energy Conservation to our residents.

Task 1: Research programs for residents on water, solar and other energy conservation improvement programs to assist and ease the stress of high housing costs. (Starting 2024)

Task 2: Promote these programs on the city's website and update biannually. (Starting 2024)

Action 6: Provide residents with a list of apartments with various accommodations.

Task 1: Gather all city-wide apartments contact information and update annually on our city's website to assist residents in finding housing in Holladay. (Starting 2024)

Action 7: Offer Rental Subsidies or Down Payment Assistance to eligible residents.

Task 1: Provide opportunities to offset rising housing costs and promote reinvestment in existing single family residential areas to MIH residents. (Starting 2026)

What page in the submitted plan can this be found?

14

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.



Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://city-of-holladay-holladay.hub.arcgis.com/apps/735393bf271e497192b827aa82a49602/explore>

When did the last zoning map or text amendment occur?

June 2024 (RM to PO zone)

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc)



that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

547

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

6 (FCOZ - Forest Canyon Overlay Zone)

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Approximately 75 parcels, 75 units (not including ADUs)

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

100% Local requirement prior to entitlement

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

1. Condo funding is experiencing delays due to insurance coverage concerns.
2. Claims that cost of materials
3. Lack of labor force prevents consistent progress, extending loan terms.
4. Delay with utility connection agreements.
5. Cost of land/unit narrows the buyer demographic.
6. Funding delays



Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Parcels where development is hindered by the described limitations is a painting with VERY broad strokes. Using a wide range of characteristics to describe why new development within zones is hindered is not an element of "entitled units". i.e. setbacks and geographic hazards (constraints) are unrelated. Setbacks create neighborhood character, and geologic hazards are life safety. Only a common link would be owner resistance to complying.

Overall, for Holladay, considering existing, permitting zoning rights, new or re-built "development", is greatly hindered by a built-out community. There is virtually no vacant land. All entitlements relate to rebuilding and or expanding upon existing developed land.

Storm water infrastructure, where it exists, is at maximum capacity. Current facilities accommodate run off from existing development patterns, increases in run off due to larger footprints, parking lots etc. require costly facility updates.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

35 applications; 24 ADU permits issued; 6 applications under review; 5 denied or abandoned.

Total number of building permits issued to construct an ADU in the county or



municipality granted between August 1, 2023 and July 31, 2024:

4 permits for new construction.

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

1 permit

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

not applicable

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Model ordinances, Case studies for strategies, Reporting technical assistance, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

N/A

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.



Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

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Task 4: Share links on the city's website on public transit connections and schedules. Update annually or as needed. (Starting 2024)

Action 2: Research grants and participate in discussions with regional organizations to help fund for infrastructure projects and rehabilitation.

Task 1: Provide information on at least 1 grant application to be submitted or be considered for submittal by the end of the reporting year. (Starting 2024)

Task 2: Apply for funding to improve Highland Drive and make it more pedestrian friendly for our residents, many who utilize bus transit. Research for funding annually. (Starting 2024)



Task 3: Research and apply for at least 1 grant annually for further infrastructure improvements like sidewalks and increasing safe routes to school and other destinations. (Starting 2024)

3. What page in the submitted plan can this be found?

9

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Action 1: Increase or improve active transportation access to safe pedestrian infrastructure and access to nearby amenities like parks and schools.

Task 2: Improve pedestrian and bike connectivity within mixed use areas and connect into the surrounding neighborhoods and amenities.

- The majority of our moderate-income households are located west of Highland Dr, south of Murray-Holladay Road, in addition to west of N Highland Dr., between 3900 S to 4500 S. I've included the map for reference. Throughout the year, as grants become available, city staff evaluates our infrastructure and prioritizes our gaps, especially if they are close to schools, amenities and economic centers.

- During the 1st quarter, Holladay completed an Active Transportation Plan for a pathway along the 215 freeway from Highland Dr. to Knudson Park (end of Holladay Blvd and 6200 S). The Feasibility Study started with stakeholder meeting in May and June 2023, a survey was distributed, and we ended mid-August 2023 during the first quarter. In the early first quarter, alternatives to the concept of the shared use path were developed. We learned that this route is used by pedestrians and bicyclists as an east/west route. This route is used by workforce who work at the resorts and need to connect to the shuttle buses along 6200 S and Wasatch Blvd, in addition to the businesses located in that corner of Holladay. There are also many moderate-income households along this route and new projects that are being discussed for new workforce and moderate-income housing. This Feasibility Study was presented to the City Council and staff on October 5, 2023.

- During the end of the 2nd quarter, Jan. 2024, city engineers executed a preliminary review of our sidewalks by looking at historical data and performing drive-by evaluations. Staff reviewed previous work that had been done and



considered suggestions from residents on sidewalks that were hazardous or had issues. During the 3rd quarter, April 2024, the city prioritized sidewalks by focusing on collector roadways and filling in the gaps and some residential roads that were located close to schools. When a grant became available staff applied for funding for various locations that were prioritized.

- During the 3rd quarter in February 2024, the city completed an Active Transportation Plan studying 3900 South from Highland to 2300 East. This plan was focused on walking and bicycling conditions on 3900 South. We have bus routes along that corridor that residents, students and employees utilize to get to work, home and school.

How does the action support our effort to implement the strategy?

- This investment in active transportation is important to the city especially along our corridors that provide access to housing, schools and economic opportunities for our low-to moderate-income residents and workforce. Our goal is to connect housing and transportation to ensure that our residents can access municipal services and economic opportunities, by utilizing our improved bike routes, sidewalks and getting to their desired location in a safe manner. Focusing on our infrastructure priorities and evaluating them annually helps us develop a plan for applying for funding and working within our budget limitations.

Action 2: Research grants and participate in discussions with regional organizations to help fund infrastructure projects and rehabilitation.

Task 2: Apply for funding to improve Highland Drive and make it more pedestrian friendly for our residents, many who utilize bus transit.

- In March 2024, Holladay received funding from two sources, a congressional award under the FHWA Community Project Fund and through 2024 legislation House Bill 488, to reconstruct Highland Drive and implement complete street elements, like sidewalk fill-in, improved transit stops, and a bike/pedestrian share use path. Highland Drive is a major arterial for Holladay and the route is near some major projects that are being developed. Areas that may provide housing and job opportunities for our moderate-income families.

Task 3: Research and apply at least 1 grant annually for further infrastructure improvements like sidewalks and increasing safe routes to school and other destinations.

- The city applied for a grant from UDOT Transportation Alternatives Program (TAP) and Safe Routes to School Program (SRTS) during the fall of 2023. In May 2024, the city was awarded both grants to fill-in our sidewalks on 2700 East, improving access to Driggs Elementary School, Olympus High School, and



Morningside Elementary.

- A third grant that the city applied for in December 2023, for the same project along 2700 East, for pedestrian infrastructure, is recommended for funding from the WFRC-administered TAP Program.

How does the action support our effort to implement the strategy?

- The improvement to Highland Drive will help with the preservation of moderate-income housing that it borders and making sure that our infrastructure is in place to facilitate the planning of future affordable projects. This infrastructure planning will play a key role in defining the access needed to potential affordable housing in our community.

- Researching for grants will help fill the gap of funding for a small city like Holladay. Holladay is an older city with many needs for improvements to our sidewalks and roads. Continuous research of potential funding is extremely important to help our moderate-income residents and employees get around the city, along our school routes and connecting our neighborhoods and economic areas.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There were no land use decisions needed to implement this strategy.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

A big part of implementing this strategy is being able to receive funding. Infrastructure is very expensive and applying for funds does not guarantee an award. This is a big barrier for the city. We can continue to plan for these



projects, but if we don't get funded, we don't have the budget to facilitate execution of these projects.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We have not had any negative response to our efforts in either action item. Increasing connectivity has been met with positive response in addition to applying for funds to help fund infrastructure improvement projects. There has been a positive response from residents with some of the sidewalk improvements that are impacting them specifically. Some residents and businesses are interested and excited about improvements and possible increase in bus transit along Highland. Some businesses have expressed their interest in hearing more about improvements to the bus stops along Highland for their employees.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

City of Holladay Shared Use Path at Knudsen Park_Council Presentation_10_05_23.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E



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- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Action 1: Conduct public engagement study to determine hinderances to remodeling existing homes and amend ordinance accordingly.

Task 1: ADU Ordinance Revised - Completed - ADU ordinance passed Sept. 2021

Action 2: Implement procedures encouraging ADU occupancy of approved "mother-in-law" apartment situations, established via "Second Kitchen Affidavit" policy, in order to identify legal remodels with secondary kitchenettes, etc.

Task 1: Monitor Quarterly ADU production (started 2023)

Task 2: Send an annual letter to residents explaining protection of homeownership rights relating to ADU in residential zones. (Starting 2024)

Task 3: Educate the community, and provide a summary to the City Council, annually, on ADU's and encourage those with illegal ADUs to become legal and meet adopted legal building codes. The city will provide education by updating the city's website with information on legalizing their ADU (Starting 2024)

Action 3: Evaluate the Accessory Dwelling Unit (ADU) program citywide.

Task 1: Monitor legislative changes annually to determine if further changes are required. (Starting 2024)

Task 2: Educate the community, and provide a summary to Council, annually, on ADU's and encourage those with current illegal ADUs to become legal and meet adopted legal building codes by updating our city's website with information on legalizing their ADU. (Starting 2024).

Task 3: Work with the City Council on defining what an amnesty program would look like for those who currently rent illegal ADUs. Revisit the Amnesty program annually to evaluate the utilization of the program. (Starting 2024)

Task 4: Quarterly Review and evaluate the code for revisions that may help



streamline ADU development. (Starting 2024)

Task 5: Conduct proactive code enforcement annually to promote good property maintenance and to educate landlords. (Starting 2025)

3. What page in the submitted plan can this be found?

10

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Action 3: Evaluate the Accessory Dwelling Unit (ADU) program citywide.

Task 1: Monitor legislative changes annually to determine if further changes are required.

- Staff have been kept informed of legislative changes including the ADU topic. Every Monday starting January 22nd and ending February 26th, staff met to listen to the weekly ULCT Legislative Policy Committee together. Afterwards we discussed what we heard and kept participating to make sure that we understood what was happening and how it would be the impacts to our city. On May 17th we had a legislative session recap and came together on June 24th to review the bills that we were tracking that the city needed to be aware of and required action from the city with regards to ADU's and housing.

How does the action support our effort to implement the strategy?

This legislative tracking is important for this strategy because if any bills that required cities to make revisions to our ADU ordinance, we need to be aware of to stay in compliance.

Task 4: Quarterly review and evaluate the code for revisions that may help streamline ADU development.

* In the second quarter, on October 5, 2023, City Council directed staff to study and evaluate changes to the code regarding external dwelling units to enable the conversion of existing accessory structures, within their existing footprint on lots less than half an acre. The existing ADU code allows conversion, if the accessory structure meets all standards, however lot size and setback standards disqualify most existing structures from conversion into an accessory dwelling unit.



In the end of the second and into the third quarter, from January 23rd through February 20, 2024, the Planning Commission held a public hearing and went through proposed changes.

During this time, staff have been monitoring legislative changes as part of our tasks under this action item and found that our existing code states that ADU's are permitted only in single-family zones. State code requires that accessory dwelling units are permitted in all residential zones. So, the proposed changes were to remove "single-family" and single-family zone references, and added "detached structures", which eliminates ADU's being added to duplexes and multi-family units.

During the fourth quarter of this reporting year, City Council has had three sessions on the proposed code amendment, an initial work session, then a work session with a presentation that reviewed each proposed change with Staff and Planning Commission recommendations. The most recent work session, city council requested staff evaluate a process on exceptions to the standards. Staff anticipates bringing this code amendment back to council in September 2024.

How does the action support our effort to implement the strategy?

- Streamlining the ADU ordinance allows the residents to provide affordable housing to their relatives, or other tenants if they decide to rent their ADU unit. They have options to converting their existing accessory structures and by doing this they don't have to start from scratch as long as they meet building standards/code requirements. We think this will allow for the affordability of the unit if they don't have high construction costs.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

During the reporting period, no land use regulation or land use decisions have been made. Revisions are currently in process and in discussion.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community



from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

During the public hearings held on ADU's, the barriers that were discussed and considered were occupancy limits, parking, minimum lot size, building height, privacy, and potential impact on neighboring properties.

- State code sets the occupancy limits in a dwelling unit, so the city is not in a position to regulate occupancy.
- Parking concerns were largely addressed by requiring parking minimums when a new accessory dwelling unit is created outside of the existing footprint of a home.
- A major barrier to external ADUs was a .50-acre minimum lot size. Examples of small lots with accessory structures on them were used to illustrate how ADUs scale with the property.
- Building heights and setbacks specifically for external accessory buildings are the primary issues surrounding privacy and the impact on neighboring properties. Existing graduated height standards largely address height concerns. Current code modification proposals involve a 10-foot minimum setback with allowance to reduce the setback in certain contexts.
- Allowing the conversion of existing accessory buildings into habitable external accessory dwelling units has been a challenge as many existing structures would not conform to proposed setbacks and other standards for external ADUs.

With significant changes being proposed to specifically address external accessory dwelling units, careful consideration of each factor is important to the Council and the community overall as we seek to balance the desires of property owners with consideration of the impact on neighborhoods and neighboring properties. While some of the issues have been addressed, the larger issues involving setbacks, heights, and conversion of existing accessory structures need further development and discussion. Staff and Council are confident that a balance will be found as modifications continue to be made to the proposed code changes regarding ADUs. City Council is scheduled to review the latest modifications in September 2024.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This



question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

These proposed changes have resulted in the community taking notice and participating in the discussion. We have received multiple public comments during the public hearings and ongoing engagement with individuals seeking to add an external dwelling unit to their property. In the last year, four applications for external accessory dwelling units that would not be permitted under the existing ADU ordinance but could be permitted with the proposed code modifications have been received and are on hold. Inquiries about the possibility of building an external ADU are a consistent question that staff receive.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
ADU Ordinance 2021_Final.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

K

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the



initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Action 1: Preservation of subsidized units.

Task 1: Reference state preservation notice law and start reaching out to owners at least 3-6 years prior to expiration date. (Starting 2024)

Task 2: Research the need for Rental Assistance programs for at-risk populations. (Starting 2024)

Action 2: Preserve existing moderate-income housing.

Task 1: Research properties that have potential to be converted to MIH due to their need for rehabilitation. (Starting 2024)

Task 2: Reach out to property owners of properties that could be converted to MIH and establish relationships. (Starting 2024)

Task 3: Staff will track existing and new moderate-income housing quarterly. (Starting 2024)

Action 3: Promote housing preservation and link to programs that will help residents maintain their homes and lower costs for maintaining their homes.

Task 1: Partner with organizations that promote programs that assist residents with maintaining their home and provide incentives to preserve their homes. (Starting 2024)

3. What page in the submitted plan can this be found?

11

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Action 2: Preserve existing moderate-income housing.

Task 1: Research properties that have potential to be converted to MIH due to their need for rehabilitation and revisit annually for any changes. (Starting



2024)

• Staff developed a process to research properties that may be willing to rehabilitation. Staff filtered from our business license database for apartment properties of 3+ units. Holladay has 37 properties with 3+ apartment units that have a current and active business license. Staff performed a windshield drive survey to take pictures and evaluate the properties in terms of maintenance activity, deteriorating buildings, landscaping improvement needs, and ran a code enforcement activity report on each of the addresses. Out of the 37 properties, there were 13 that were significantly deteriorated and in need of some rehabilitation assistance. Staff also pulled property ownership information on these 13 properties from the county assessor files. Next steps are to contact the property owners to see if they will share their tenant demographics and gauge their interest in rehabilitation of their property. Rehabilitation will be tied to affordability of their housing units.

How does the action support our effort to implement the strategy?

• This action and task ties directly to the strategy by developing a process to identify properties that may be eligible for preservation of moderate-income housing. Creating a list of potential properties that may be eligible for preservation funds is a good start to possibly finding some property owners willing to accept assistance to preserve or create moderate-income housing on their property.

Action 3: Promote Housing Preservation and link to programs that will help residents maintain their homes and lower costs for maintaining their homes.

Task 1: Partner with organizations that promote programs that assist residents with maintaining their home and provide incentives to preserve their homes and lower costs for maintaining their homes.

• As of April 2024, the city created a webpage that includes programs that residents can use to help preserve their homes. We have included links to a number of preservation programs for both the landlords and homeowners. We will be checking on these programs on a quarterly basis to make sure they these programs are active and available. We have also met with NeighborWorks multiple times during the reporting year to understand their process in providing assistance and we are working towards a partnership. We contacted NeighborWorks in February 2024, June 2024 and again in July 2024. Currently, we are reviewing a sample proposal for services from NeighborWorks.

How does the action support our effort to implement the strategy?

• By providing this information, residents can lower their costs for maintaining their homes with possible grants, low interest loans, incentives and rebates. By partnering with organizations that offer programs to assist



our residents with maintaining their homes, lower housing costs and help them stay in their homes, this is essential in keeping the affordability for many low to moderate-income homeowners.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

During the reporting period, no land use regulation or land use decisions have been made.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

One barrier is the information changes quickly and we will need to stay on top of this to make sure that information that we share with our residents and property owners is current and accurate. We were informed by a resident that a link was not working, and we found out that the program had ended.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We have received a couple of calls from residents that have shared some positive feedback since May 2024. We directed them to the website page and have received some positive calls on this resource that we are providing. We also had one resident that shared a link was not working. We heard from 2 residents that have applied for the energy efficiency program they found on our website. So



far, it's been a positive response having this information available for our residents.

8. Links to supporting documentation (Optional)

https://holladayut.gov/departments/economic_development/housing/index.php

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Action1: Beginning June 2022 and Bi-yearly thereafter, a meeting shall be convened with the intent to seek out and apply for Salt Lake County incentive programs or partnership with other entities which apply for incentive programs



offered by the Utah Housing Corporation, the Department of Workforce Services, or by an association of governments established by an interlocal agreement.

Task 1: Partner with Royal Holladay Hills. A development agreement was executed. [COMPLETED]

Task 2: Hire an Economic Development & Housing Manager with the intent to seek out partnerships and research programs that would further the goal of promoting/preserving moderate income housing in the city. (Completed 2023) [COMPLETED]

Task 3: Develop a marketing plan for housing programs that can be provided to community-based partners. (Starting 2025)

Task 4: Create an inventory of housing programs and make that information readily available to existing and new residents seeking homeownership opportunities, housing rehabilitation services and rental assistance. (Starting 2024)

Task 5: Maintain a close partnership with the Housing Authority of Salt Lake County to facilitate rental assistance or other eligible programs for residents, research their site quarterly for programs. (Started 2023)

Task 6: Set up a meeting with TURN- they have a project at Holladay Duplex (focus on population with disabilities) to discuss their plans for the units after their expiration under the OWHLF program that their affordability expires in 2029. (Starting 2025)

Action 2: Apply for CDBG funding, and if awarded to create and offer housing programming to include Home Repair Grant program for moderate income residents.

Task 1: Contact CDBG representatives to establish a relationship and get registered for their workshops for application. (Starting 2024)

Task 2: Apply for CDBG grant funding to fund these programs. (Starting 2024)

Task 3: Monitor current partnerships and seek out new partnerships to support these housing programs for our moderate-income residents. (Starting 2024)

Action 3: Increase access to programs that relate to property resilience. Homes can have conditions that lead to building degradation and make them vulnerable to weatherization or other disasters. This action will connect residents with resources to keep their homes maintained and possibly mitigate potential health risks.

Task 1: Research and develop a plan that helps us partner with housing agencies to provide preservation opportunities and resources for our residents. (Starting 2024)



Task 2: Educate residents and connect them to resources by posting links and information on our city website, on the programs where funding may be available to reduce conditions within a home that may be harmful to families like water leaks and ventilation issues. Revise quarterly or as needed. (Starting 2024)

3. What page in the submitted plan can this be found?

12-13

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Action 1: Beginning June 2022 and Bi-yearly thereafter, a meeting shall be convened with the intent to seek out and apply for Salt Lake County incentive programs or partnership with other entities which apply for incentive programs offered by the Utah Housing Corporation, the Department of Workforce Services, or by an association of governments established by an interlocal agreement.

Task 4: Create an inventory of housing programs and make that information readily available to existing and new residents seeking homeownership opportunities, housing rehabilitation services and rental assistance. (Starting 2024)

- The City of Holladay never had a Housing webpage available for the residents. Staff created the webpage to make it easier for our residents to see what was available to them and how or where to apply. * City staff researched organizations like the Utah Housing Corporation, the Department of Workforce Services and others to see what active programs were available for our low and moderate-income residents and see how we can partner with them to share and promote their programs and services with our residents. Staff included the income guidelines on the city's webpage of Housing & Community Resources.

How does the action support our effort to implement the strategy?

- By sharing resources from other organizations for our residents to take advantage of it will help them lower their housing costs in hopes of keeping their homes affordable. It will also help the city, because we do not have the staffing to administer many of these programs in-house and many of the programs, we may not be eligible to apply for the funding.

Action 2: Apply for CDBG funding, and if awarded to create and offer housing



programming to include Home Repair Grant program for moderate income residents.

Task 1: Contact CDBG representatives to establish a relationship and get registered for their workshops for application.

- On March 11, 2024, staff attended a county meeting on the HUD Consolidated Plan pertaining to CDBG. Discussion revolved around discussing the consolidated plan process including significant changes in housing, housing needs assessment, fair housing, review goals and priorities, current housing gaps, and community engagement.

- On May 31, 2024, staff met with Russell Goodman at the County office, to discuss the CDBG program and any upcoming deadlines. We also spoke about other programs that are available for Housing Rehabilitation programs and Construction of new units. We spoke about the HOME program and legislative bills that are upcoming that included funding for affordable housing

How does the action support our effort to implement the strategy?

- CDBG funding will assist the city in providing programs that will help our moderate-income residents keep their homes maintained and lower their housing costs. Holladay has a limited budget and no budget and limited staff to fund these types of programs, so this funding will be important in order to move forward with creating these types of programs, in addition to partnering with organizations that have the staff to implement these programs.

Task 3: Monitor current partnerships and seek out new partnerships to support these housing programs for our moderate-income residents on an annual basis. (Starting 2024)

- On February 2024, staff reached out to NeighborWorks Salt Lake to ask about partnership opportunities and to see how they engage with Salt Lake City, Murray and Midvale communities. We spoke with Tony Semone and received some information on their capacity and intake requirements and which programs they were working with and how to contract with them to help Holladay provide these programs to our residents. Contacted Tony again on 06/24/2024 to request a sample agreement that they use for their services. We met again with NeighborWorks on July 17th to discuss our possible partnership.

How does the action support our effort to implement the strategy?

* By partnering with organizations that help support these CDBG & HOME programs, they already have the process in place in terms of intake forms and applications and they understand the federal and state guidelines for the funds. When they have a process in place already, it is helpful to a city that does not have the staffing to put this all together and run the programs that will benefit our low and moderate-income households.



Action 3: Increase access to programs that relate to property resilience. Homes can have conditions that lead to building degradation and make them vulnerable to weatherization or other disasters. This action will connect residents with resources to keep their homes maintained and possibly mitigate potential health risks

Task 2: Educate residents and connect them to resources by posting links and information on our city website, on the programs where funding may be available to reduce conditions within a home that may be harmful to families like water leaks and ventilation issues. Revise quarterly or as needed.

- The city never had a webpage specific for Housing and Community Resources. Staff created a webpage and researched information from various organizations like the Utah Housing Corporation, Health Choice Utah, in addition to water and energy resources. Residents can see what resources available and which organizations are offering them. Staff will need to revise quarterly or as needed when programs have completed their cycle. This is the first time this is available for our residents, so staff is working on getting the word out with our eblast every Friday, social media and possible future articles in the Journal.

Our Healthy Happy Holladay program focuses on educating our community on reducing harmful conditions within their home. This is an important part of educating our community. Staff have been providing community presentations and meeting with stakeholders to coordinate outreach to the community and sharing the importance of home maintenance.

How does the action support our effort to implement the strategy?

- By providing information on programs that can help fund some of the rehabilitation needed, we can help lessen the costs for these families and help keep their homes and families healthy. Sometimes these repairs can be costly and impact their household budgets, but by providing other resources to help fund the repairs, it can remove much of the stress of how to pay for them.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

During the reporting period, no land use regulation or land use decisions have been made.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Information can become obsolete quickly. We have uploaded new information on our website in April 2024 and already noticed how some programs are no longer available, and we will need to revise the website more frequently than we originally felt was necessary as part of our plan.

The barriers we discovered on programs offered for affordable housing construction, the funding is very limited and not enough to make an impact in the high construction costs that our developers are experiencing. What we've heard from developers is that they would have to apply for a number of programs to get enough to make an affordable housing project work for them. It would take too much time and effort to apply for various programs for a small amount of funding. They say there is not enough funding available per project.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since April 2024, we have received 3 calls from developers interested in learning more about funding partners for affordable housing construction. Staff received 5 calls on the website resources and how happy they were to get the information listed. The community's reaction has been positive and interested in learning more about preservation of their homes.



8. Links to supporting documentation (Optional)

https://holladayut.gov/departments/economic_development/housing/index.php

Attachment to supporting documentation (Optional)

1-Resolution TEC-2011-01_RDA Agreement.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Action 1: We currently have housing funds generated by RDA projects with approximately a million dollars or more earmarked for affordable housing. More than 100 MIH units are to be established.

Task 1: Establish an RDA partnership (Started in 2022)

Task 2: Partner with the County on property within Holladay and coordinate annual conversations. (Started in 2023)



Action 2: Conduct a process and policy establishment study, designed to require new higher density developments to have a minimum percentage of the dwellings to be set aside for lower income households through the possibility of density bonuses and/or other tools.

Task 1: Create a study committee (including the County) to review mixed use properties and help develop a process and possible inclusionary policy. (Starting in 2025)

Task 2: Coordinate monthly meetings with the Study Committee to evaluate possible affordable housing opportunities and how we can best use our set-aside funds in new developments. (Starting in 2025)

3. What page in the submitted plan can this be found?

13

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Action 1: We currently have housing funds generated by RDA projects with approximately a million dollars or more earmarked for affordable housing. More than 100 MIH units are to be established

Task 1: Establish an RDA partnership

- Resolution # TEC 2011-01
- We continue to have meetings with Millcreek/Woodbury and a local ski resort for the 100 MIH housing as part of the partnership - We met for the first time with a resort on Feb. 8, 2024, to gauge their interest in a partnership for workforce housing for their employees. Then again on April 18, 2024, to review preliminary conceptual designs for the possible office to housing conversion. We continue the discussion on partnership, the needs of the resort and costs associated with partnering with this type of project.
- Staff have met internally to develop guidelines and policy for the redevelopment funds and how they are to be used. Staff has met on May 7th, June 5th, and July 2nd. We've made a grid that shows the different redevelopment projects that we are receiving funds from; the start date of receiving the funds; and then the deadline for the city to expend or encumber the funds as directed by the new legislation. Next steps are to get the final



financial numbers from our finance staff, then contact our partners for the 100 units to share the new timeline and amounts to develop a plan for expending the funds.

How does the action support our effort to implement the strategy?

- This progress will help us get to a place where we can provide the deadlines for utilizing the funds and get a plan in place with the development partners for the 100 units to help us tighten up the timelines to construct these affordable units.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

During the reporting period, no land use regulation or land use decisions have been made.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The barriers that we are seeing are the cost for developing affordable housing is very high. Our partners are exploring converting an office building to housing/workforce units, but the accessibility and plumbing requirements are very high and have increa

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households



displaced during redevelopment, changes in rents, etc.

Since May 2024, we have had interest in the RDA set-aside funds, which has driven the city to have conversations on understanding the details of the RDA set-aside especially with the new legislature that passed recently. Because of this response, we have begun discussing the set-aside funds and understanding where the funds were coming from and how long we have to encumber them, in addition to helping us develop timelines for our affordable project of 100 units.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
1-Resolution TEC-2011-01_RDA Agreement.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

X

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

Action1: Collect and assess housing and demographic data to determine immediate and future housing needs and goals.

Task 1: Collect baseline data, evaluate and analyze and post results on the website on an annual basis. (Starting 2024)

Action 2: Apply for CDBG funds to create a Housing Rehabilitation Program or Neighborhood Improvement Program

Task 1: Annually Budget and apply for CDBG funding (Starting 2024)

Task 2: Create a Housing rehabilitation Program with guidelines and application. (Starting 2024 if awarded grant)

Task 3: On an annual basis identify areas that qualify as eligible census tracts for Moderate Income residents. (Starting 2024)

Action 3: Promote Fair Housing

Task 1: Promote on our city's website fair housing practices by making available links and information on agencies that offer fair housing services. Revise annually or as information changes. (Starting 2024)

Action 4: Promote Senior Housing Opportunities

Task 1: Research and build a list of senior housing services to assist our aging population with resources to find housing and services. (Starting 2024)

Task 2: Add a list of Senior housing opportunities to the City Website and continue to update annually. (Starting 2024)

Action 5: Promote and Provide Water and Energy Conservation to our residents.

Task 1: Research programs for residents on water, solar and other energy conservation improvement programs to assist and ease the stress of high housing costs. (Starting 2024)

Task 2: Promote these programs on the city's website and update biannually. (Starting 2024)

Action 6: Provide residents with a list of apartments with various accommodations.

Task 1: Gather all city-wide apartments contact information and update annually on our city's website to assist residents in finding housing in Holladay. (Starting 2024)

Action 7: Offer Rental Subsidies or Down Payment Assistance to eligible residents.



Task 1: Provide opportunities to offset rising housing costs and promote reinvestment in existing single family residential areas to MIH residents. (Starting 2026)

3. What page in the submitted plan can this be found?

14

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Action 2: Apply for CDBG funds to create a Housing Rehabilitation Program or Neighborhood Improvement Program.

Task 3: On an annual basis identify areas that qualify as eligible census tracts for Moderate Income residents. (Starting 2024)

- Staff researched and pulled census data from American Community Survey Data (ACS) to identify eligible census tracts for Moderate Income households and created a map that shows the areas. Being able to visually see the location of moderate-income households helps staff focus our program outreach to specific areas around the city. We have included the map on our GIS website page so that developers, organizations, and individuals can see where the need for resources is located. (Provide a map of areas that have qualified census tracts for MIH residents)

How does the action support our effort to implement the strategy?

- By having this visual, it will allow staff to formulate a plan for outreach to those specific areas or neighborhoods. We can then address their needs either by neighborhood or by one residential home at a time.

Action 3: Promote Fair Housing

Task 1: Promote on our city's website fair housing practices by making available links and information on agencies that offer fair housing services. Revise annually or as information changes. (Starting 2024)

- The city never had a Housing or Community Resource page available to the public. Staff created a webpage specific for promoting fair housing. Our Fair Housing page provides the definition of fair housing and anti-discrimination. We also included links for filing a complaint, housing laws, and legal assistance. This is important for our landlords and renters especially if they need direction



on their rights or have been given an eviction notice or feel they are being discriminated against. Our low and moderate-income households who are renting or looking to purchase a home will be able to get some help staying in their home or getting into housing.

Our goal is to identify local fair housing organizations in our state that are available to help our residents in need of these services.

How does the action support our effort to implement the strategy?

- By promoting fair housing for everyone on our website, we are sharing that we embrace equal opportunity in housing and showing that there are programs that can help with our residents housing needs. Fair housing education helps landlords, real estate agents and others understand their obligations to stay in compliance with fair housing laws.

Action 5: Promote and provide Water and Energy Conservation to our residents.

Task 1: Research programs for residents on water, solar and other energy conservation improvement programs to assist and ease the stress of high housing costs. (Starting 2024)

- The City of Holladay, as part of a regional effort, joined with 18 other cities in Utah to work together for a sustainable future. Utah Renewable Communities is a coalition of cities, counties and other municipalities that are pioneering renewable energy solutions in our state. Utah legislature passed the Community Renewable Energy Act in April 2019. In November 2023 partnering communities signed the utility agreement. In the summer of 2024, Rocky Mountain Power plans to submit Part 1 of the Program Application to Utah Public Service Commission.

Task 2: Promote these programs on the city's website and update biannually. (Starting 2024)

- The city has never included sustainable and energy efficiency resources on our website. Staff have created two webpages to share with our community and educate on how to lower their energy consumption and costs in their home, yard, and community wide. The sites also share the plans that we have created that outline our sustainability efforts. Plans include: Interlocal Sustainability Action Plan and our City's General Plan. The pages also include ways for our residents to get involved in various sustainable programs.

How does the action support our effort to implement the strategy?

- The city has created a community resource webpage where staff can upload information and resources for our residents, targeting our low-and moderate-income residents. Lowering their energy costs and understanding how they can take advantage of conservation resources for their homes, is a



necessary tool for our affordability problem.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

During the reporting period, no land use regulation or land use decisions have been made.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

One barrier that we have encountered is that some links kept dropping and programs were no longer available. The information changes quickly and we will need to stay on top of this to make sure that information that we share with our residents is current and accurate.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Residents are very interested in this resource page. We directed them to the website page and have received some positive calls on this resource that we are providing. We did receive a call from a resident sharing that a link was not working, and we were



8. Links to supporting documentation (Optional)

https://holladayut.gov/departments/economic_development/housing/index.php <https://city-of-holladay-holladay.hub.arcgis.com/documents/26f2e13a22cd4a7580fd536742006e47/explore> https://holladayut.gov/departments/economic_development/housing/fair_housing_

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Hooper city

Who is filling out this report?

Morghan Yeoman

City Recorder / HR Manager

admin@hoopercity.com

801-710-2921

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

https://www.hoopercity.gov/sites/default/files/fileattachments/community_development/page/133/hooper_future_land_use_map_jul2122.pdf https://www.hoopercity.gov/sites/default/files/fileattachments/community_development/page/4251/zoning_map_3-16-2021.pdf

When did the last zoning map or text amendment occur?

Current zoning last amended March 16, 2021, future land use last amended July



21, 2022

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

171

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

1111

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc)



and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

667

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

125

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The primary barrier that has been identified by the City of Hooper is the cost of infrastructure to service raw land. Specifically, the cost of sewer service and the cost of lift stations that are required to pump waste to the regional treatment facility. The City's most recent estimate for a sewer lift station (with the bid received in the past year) was just under \$2 million dollars to construct. The rising cost of building materials has also been identified as a barrier to development. Developers have also expressed issues relating to the increased cost of financing new development. No other barriers to developing these units have been identified at this time.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

To determine the number of entitled units in overlay zones in Hooper, the City reviewed the possibility of residential zoning in each of the four overlay zones. The Agriculture Protection overlay is the only zone that has the potential for residential development, so the number of entitled units were calculated only within the Ag Protection overlay zone.

The third entitled units section, requesting the count of parcels that are zoned residential but have not pulled a building permit, was determined by calculating the total acres of vacant land (834 acres), assuming R-1 zoning, and estimating that 20% of the area will become streets.

To determine the number of units that are fully serviceable, it was determined



that 156 acres of vacant land has utilities available. Assuming R-1 zoning and 20% of the area will become streets, the total entitled residential units which have received will serve letters from utilities or an equivalent is 125.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

10

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

1

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0



Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Model ordinances., Staff resources, Reporting technical assistance

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Additional resources on tracking the average cost of housing in Hooper, and the average cost of rent in Hooper.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The City reviewed its ADU code in 2024, and passed Ordinance 2024-04, an Ordinance that amended and clarified Title X, the zoning and subdivision ordinance. The intent of the ordinance is to eliminate confusion around rezoning to meet ADU code requirements. There is now a clearly established step-by-step process in City Code to help staff and residents implement ADUs in Hooper.

3. What page in the submitted plan can this be found?

Page 8 of the HOOPER CITY AMENDMENT TO GENERAL PLAN FOR AFFORDABLE HOUSING document.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Planning Commission, City Council, and staff continue to research regional standards in order to adopt best practices and language that can aid in the successful implementation of this strategy. Staff is currently working with their building inspector to review the requirements of Utah Code 10-9A-530 and HB 82, specifically with the intent to develop an inspection guideline on what the City may require as a part of the permitting process to aid in the health and safety of ADUs in Hooper. The City also passed Ordinance 2024-03, which sought to define and clarify the zoning and subdivision requirements in the section of City Code that defines ADUs. The ordinance included a clear outline of the process for changing zoning and/or the future land use map section of the general plan.

The City is currently considering the possibility of allowing variance language to be included in the ADU ordinance in the event that a property owner seeking an ADU permit does not meet the frontage or setback requirements the City Code currently requires. The City has identified a small number of properties that may be interested in going through the permitting process for an ADU, but due to the unique nature of their property, they may not be able to meet the current requirements of the City Code.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

There have been no land use regulation changes or land use decisions in the past year. The Planning Commission continues to review the strategies defined in the Hooper General Plan in order to facilitate discussion on meeting the goals and objectives outlined in the plan.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

City staff has acknowledged the difficulty of permitting existing internal ADUs that operate within Hooper, as residents are hesitant to go through the permitting process due to misinformation or a lack of information on the City Code's requirements. Staff has discussed creating an information sheet (similar to Millcreek's ADU FAQs Packet) that can be provided to interested parties at City Hall and the Building Department, as well as including that information on the Hooper City website in order to dispel myths and misinformation surrounding ADUs.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Due to large lot sizes and existing zoning regulations in Hooper, the City has seen a steady increase of detached ADU permits and interest in permitting ADUs within the City. The information campaign detailed in the previous response in one way the City hopes to see a similar increase in permitted internal ADUs.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The City is continuing to work towards servicing additional areas of the City zoned R2 and R3. The proposed regional lift station design was completed earlier this year, and was bid out and is now shovel-ready. The construction of this proposed station is contingent on securing additional funding, either through a public/private partnership with multiple stakeholders adjacent to the proposed lift station site, or through a possible CRA. The City has facilitated a meeting of the stakeholders earlier this year, as multiple private interests may be able to partner with the City to bring infrastructure to the area.

The implementation plan also details the City's desire for UTA bus service in Hooper. In 2024, Mayor Bingham met with UTA to discuss bus rapid transit and what would be required to implement service. UTA would like to continue



to study the region, and has communicated that the successful mixed use/commercial development that is currently being proposed in Hooper would be considered for a rapid transit bus location.

3. What page in the submitted plan can this be found?

Page 10 of the HOOPER CITY AMENDMENT TO GENERAL PLAN FOR AFFORDABLE HOUSING document.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City is working on bringing multiple private interests together to help incentivize the investment in infrastructure and allow for more utility-ready property to be available for development. Hooper is working on lowering barriers to development, including the consideration of a CRA. City staff has also been researching the possibility of implementing a CRA to help fund infrastructure. Two City Council presentations have been scheduled in August to help the City decide how to move forward with the possible CRA.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use regulations or decisions have been made between August 1, 2023 and July 31, 2024 relating to this strategy.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must



advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The primary barrier to establishing sewer service and developing property in the R2 and R3 zones is the requirement of a traffic transportation study that UDOT requires as some of the property is located off of a state route. It is expected that there may also be a required acceleration/deceleration lane, or the elimination of an intersection, as a result of the traffic study. These possible outcomes are reducing interest in the surrounding areas, and the City does not have the funding available for the traffic study at this time. The City will continue to seek possible alternative funding sources, such as grants and technical assistance programs, to help complete the required study.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The completion of the sewer lift station design and the new "shovel ready" construction status has contributed to the collaboration of private partners in the region. It's the City's hope that moving forward on the engineering and design will allow the possible developers in the area requiring infrastructure to consider an investment to move forward on their proposed projects.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Similar to Strategy F, the City is continuing to work towards servicing additional areas of the City zoned R2 and R3. The proposed regional lift station design was completed earlier this year, and was bid out and is now shovel-ready. The construction of this proposed station is contingent on securing additional funding, either through a public/private partnership with multiple stakeholders adjacent to the proposed lift station site, or through a possible CRA. The City has facilitated a meeting of the stakeholders earlier this year, as multiple private interests may be able to partner with the City to bring infrastructure to the area. As mentioned in the prior response, the City is also making progress in the consideration of tax-increment financing tools.

The City is finalizing their subdivision ordinance as required by SB 174, and is considering possible land use changes to accommodate a mixed use development that may be a part of a proposed development in Hooper. This development is the same development that would need to be serviced by a new regional lift station, so the City will continue to work on bringing private developers together, and considering the use of tax increment financing, to support the development of the proposed mixed use housing.

3. What page in the submitted plan can this be found?

Page 11 of the HOOPER CITY AMENDMENT TO GENERAL PLAN FOR AFFORDABLE



HOUSING document.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Similarly to Strategy F, the City believes bringing multiple private interests together will help incentivize the investment in infrastructure and allow for more utility-ready property to be available for development. Hooper is working on lowering barriers to development, including the consideration of a CRA. City staff has also been researching the possibility of implementing a CRA to help fund infrastructure. Two City Council presentations have been scheduled in August to help the City decide how to move forward with the possible CRA.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use regulations or decisions have been made between August 1, 2023 and July 31, 2024 relating to this strategy.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Similar to Strategy F, the primary barrier to establishing sewer service and developing property in the R2 and R3 zones is the requirement of a traffic transportation study and the possible acceleration/deceleration lane that UDOT requires as some of the property is located off of a state route. The City will continue to seek possible alternative funding sources, such as grants and technical assistance programs, to help complete the required study.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

There has been increased interest by the property owners that would be serviced by the future lift station that is now designed and ready for construction. If additional market barriers (increased building supplies and financing costs) are reduced, the City expects to see the lift station completed through private investment.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Hurricane city

Who is filling out this report?

Fred Resch III

City Planner

fred@hurricane.utah.gov

435-635-2811

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

<https://www.cityofhurricane.com/DocumentCenter/View/2048/Resolution-2024-33-Moderate-Income-Housing-Plan-Amendments?bidId=>

Link to general plan, moderate income housing element:

<https://www.cityofhurricane.com/DocumentCenter/View/2049/Moderate-Income-Housing-Plan-Amended-782024?bidId=>

Link to website where general plan is posted:

<https://www.cityofhurricane.com/184/Zoning-General-Plan-Report-Maps>

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.



This is what HCD will use to review progress made and compliance with the implementation plan each year.

Annually assess ways to encourage long term rentals in accessory dwelling units.

Keep attached and detached ADUs as permitted uses within single-family zones.

Track new ADU construction and work to create a list of all ADUs.

Fall of 2024: Evaluate lowering the current standard of allowing two ADUs on properties above .8 acres down to .5 acres.

What page in the submitted plan can this be found?

23,25

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

J

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

Summer of 2023 Add density bonus for Planned Development Overlay for



affordable units. This could include deed-restricted units or units that will be constructed by nonprofit housing organizations.

Create incentives for developers to pay fees into a housing fund that could help support the creation or construction of affordable units.

Summer of 2024: Look at allowing land transfers for density bonuses or use Transfer of Development Rights to create more affordable developments in exchange for keeping other property open.

What page in the submitted plan can this be found?

24

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

L

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

2024: Do an analysis of revenue generated by impact fees and provide estimates of cost to the City by waiving impact fee for affordable units.

Create and adopt a policy where affordable units and units constructed by



charities are provided an impact fee waiver or discount.

What page in the submitted plan can this be found?

25

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

W

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Annually: Approve multifamily dwellings compatible in scale and form to single family homes in walkable neighborhoods as requested by the development community.

Summer 2022-Spring 2023: Summer 2022-Spring of 2023

Adopt Zoning Code and Standards as Downtown Master Plan Recommends
Downtown Master Plan Update Downtown Master Plan and recommend standards for housing, mixed use development, and create recommendation for



design standards.

Consider eliminating or reducing single family zoning in downtown area.

Follow implementation plan form within the General Plan.

2025: Create a downtown overlay zone that preserves historic housing types and promotes multifamily dwellings at scale with existing development.

What page in the submitted plan can this be found?

23-25

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

M

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Late 2024 to Early 2025: Evaluate Hurricane City property and evaluate if any existing property can be used for housing options, including a portion of the 15 acres adjacent to City Hall. Coordinate with existing housing programs and charities for partnership to form the trust.



What page in the submitted plan can this be found?

26

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)

Yes

Strategy 6

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

K

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Spring of 2023: Create a good landlord program offering discounts on business licenses for landlords that complete course.

What page in the submitted plan can this be found?

25

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)

Yes



Strategy 7

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

X

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Winter of 2023: Eliminate whole home vacation rentals in single family zones.

Fall 2024: Evaluate strategies to allow for the conversion of existing short-term rentals into forms of moderate income housing and prevent existing moderate income housing from becoming short-term rentals

What page in the submitted plan can this be found?

26

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)

No

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.



Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://hurricaneut.maps.arcgis.com/apps/instant/basic/index.html?appid=67d35f15c0d24581ac358f2fb73a8cb5>

When did the last zoning map or text amendment occur?

March 21, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc)



that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

11037 through development agreement. Hurricane City doesn't do PUDs it's all through overlays

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

4825 approved through overlay zones not counted in the previous number

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Not counting the numbers in the previous answers the City has a zoning capacity of an additional 43,526 units that have not been built.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

Most utilities in Hurricane do not issue formal will-serve letters. There are 3611 lots with signed construction drawings that do not have building permits, of which 979 are in recorded subdivisions which typically indicates that all utilities have been brought to the site.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Hurricane City is a very large and currently undeveloped city and the City has approved large developments on the outskirts of the community. There is a



lack of power capacity in the southern part of town that is currently stalling development in that area of town. Even developments in other regions of the community can be stalled due to significant off-site improvement requirements. Large portions of the City are either lava rock or collapsible soil, both of which confer additional costs to develop.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The Washington County Water Conservancy District has asked their member communities to track entitled units with a different counting scheme than what was requested here. It's PID lots + development agreement lots + preliminary plat lots + final plat lots without a building permit and that number for Hurricane is 19,540

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

165

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

46

Total number of business licenses or permits to rent an ADU issued in the county



or municipality granted between August 1, 2023 and July 31, 2024:

43

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

N/A

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Planning technical assistance, Model ordinances, Case studies for strategies, Staff resources

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

N/A

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Ongoing: Annually assess ways to encourage long term rentals in accessory dwelling units. Keep attached and detached ADUs as permitted uses within single-family zones.

Track new ADU construction and work to create a list of all ADUs.

3. What page in the submitted plan can this be found?

23

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff had a discussion with the City Council on January 4th, 2024 about possibly limiting short-term rental use in ADUs. Staff has been researching other city ordinances for other ways to encourage long term renting in ADUs

On January 18th the City Council heard a presentation from Joe Spencer with the Attainable Housing Agency and their work helping to finance ADUs and the City was supportive of the program

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

None this year.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Short-term rental use of ADUs is very popular due to the potential revenue it can bring to homeowners. While it may be good for our attainable housing goals it would not be popular with property owners

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

46 building permits issued this year

43 residential hosting licenses issued this year

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

J

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Add density bonus for Planned Development Overlay for affordable units. This could include deed-restricted units or units that will be constructed by nonprofit housing organizations. Create incentives for developers to pay fees into a housing fund that could help support the creation or construction of affordable units. Evaluate density bonus incentive for affordable housing within the Planned Commercial Mix Use Zone. Look at allowing land transfers for density bonuses or use Transfer of Development Rights to create more affordable developments in exchange for keeping other property open. This policy should be reviewed and implemented by the Summer of 2024

3. What page in the submitted plan can this be found?

24-25

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

After many meetings and much deliberation with the Planning Commission and City Council, on January 4th the City Council passed Ordinance 2023-12 allowing for a 15% density bonus if a developer dedicated 10% of their units to residents making less than 80% AMI. They also receive reduced setbacks and lot sizes and impact fee vouchers.

Staff has been researching and discussing a Transfer of Development Rights program in hopes of crafting an ordinance soon, this will allow for affordable units while preserving valuable open space.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Ordinance 2023-12 grants a 15% density bonus, reduced lot sizes and setbacks, and impact fee reductions for all developments that provide at least 10% of the units affordable for those making 80% AMI

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The City Council was very skeptical of the proposal, some not wanting to be seen as giving handouts to developers and some not wanting to decrease property values. Obviously there's a lot of fine tuning you have to do when crafting an ordinance like this. This delayed approval of the ordinance by six months, until after the new Council was sworn in.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This



question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We have discussed this policy with a number of developers but as of yet none have applied for it yet.

8. Links to supporting documentation (Optional)

https://library.municode.com/ut/hurricane/ordinances/code_of_ordinances?nodeId=1258179

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

2024: Create and adopt a policy where affordable units and units constructed by charities are provided an impact fee waiver or discount.

3. What page in the submitted plan can this be found?

25

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

On January 4th, 2024 the City Council passed Ordinance 2023-12 which included incentives, among other things discounts on impact fees, for developers that provide units deed restricted to be affordable for those making 80% AMI.

The impact fee will be reduced by 50% for all City impact fees for the deed restricted affordable units. The ordinance also includes a provision that affordable units built by nonprofits, such as those built by Habitat for Humanity, shall qualify for the 50% impact fee as well

On December 7th, 2023 the City Council voted to use existing city funds to pay the impact fees for a new home being built by Habitat for Humanity of Southwest Utah

On May 2nd, 2024 the City Council passed Ordinance 2024-08 amending the Parks, Trails, and Recreation impact fee. The impact fee analysis conducted by CivilScience did include the ramifications of reducing impact fees for affordable units.

The City is currently working with a consultant on changing the power impact fee and reducing impact fees for affordable units will be included in that analysis as well.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Ordinance 2023-12 reduces impact fees by 50% for all units deed restricted to be affordable for those making 80% AMI. This policy is for developers building subdivisions with many of these types of units as well as for individual



homebuilders like Habitat for Humanity.

Ordinance 2024-08 included analysis of the above ordinance in it's analysis of our parks, trails, and recreation impact fee.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The City Council has been very supportive of reducing impact fees for affordable units and have been very cognizant of the effect increasing impact fees have on our affordable housing goals.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We have seen a lot of interest from developers and other nonprofit groups such as self-help homes and habitat for humanity about this program however there has been no actual action taken thus far

The home Habitat for Humanity is building that the City waived the impact fees for is currently under construction.

8. Links to supporting documentation (Optional)

https://library.municode.com/ut/hurricane/ordinances/code_of_ordinances?nodeId=1258179



Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

W

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Update Downtown Master Plan and recommend standards for housing, mixed use development, and create recommendation for design standards. Consider eliminating or reducing single family zoning in downtown area. Follow implantation plan form within the General Plan.

Create a downtown overlay zone that preserves historic housing types and promotes multifamily dwellings at scale with existing development.

3. What page in the submitted plan can this be found?

23-25



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

On November 2nd, 2023 the City Council passed Resolution 2023-30 adopting the Downtown Master Plan which includes recommendations for mixed use housing in the commercial areas and eliminating single-family zoning in the residential areas of our historic walkable downtown core. As the plan is implemented this will create moderate income housing in an area of town close to existing jobs, shops, and schools.

Staff is currently preparing an RFP for a consultant to help prepare a downtown overlay zone ordinance, which will further the goals set out in the Downtown Master Plan. As our plan indicates we are hoping to have that process done next year.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Resolution 2023-30 was passed by the City Council adopting a Downtown Master Plan that recommends legalizing missing middle housing and mixed use development in our historic downtown area.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Most of the delay in implementing this item was from discussions around redevelopment of our community center. The City Council seems very supportive of legalizing different housing typologies within the downtown area. Staff fully expects some neighborhood opposition if the plan is implemented as recommended.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No changes yet

8. Links to supporting documentation (Optional)

<chrome-extension://efaidnbnmnnibpcajpcglclefindmkaj/https://www.cityofhurricane.com/DocumentCenter/View/1861/2023-Hurricane-Downtown-Master-Plan-compressed?bidId=>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

M

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;



ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Late 2024 to Early 2025: Evaluate Hurricane City property and evaluate if any existing property can be used for housing options, including a portion of the 15 acres adjacent to City Hall.

3. What page in the submitted plan can this be found?

26

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff has contracted with FFKR, Desert Edge Architects, and Zions Bank to begin the master planning process for the 15 acres adjacent to our existing City Hall (20 acres total). Throughout this year our consultants have conducted a survey of staff to determine their needs within the project as well as a survey of residents to determine their opinions of the project.

On May 2nd, 2024 our consultants presented to the City Council the first draft of the Civic Center Master Plan. This plan included space for 50 housing units of different typologies (single family home, townhome, apartments) that would be managed through a community land trust.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None at this time. As our implementation plan stipulates we are expecting this master plan to be adopted later this year.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community



from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The City Council has thus far been supportive of including workforce housing and small lot single family development. The City Council is aware of the effect housing shortages have on being able to recruit new city employees. Especially if it can help pay

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

N/A

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

X

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action



taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Winter of 2023: Eliminate whole home vacation rentals in single family zones.

Fall 2024: Evaluate strategies to allow for the conversion of existing short-term rentals into forms of moderate income housing and prevent existing moderate income housing from becoming short-term rentals

3. What page in the submitted plan can this be found?

24, 26

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

On December 7th, 2023 the City Council passed Ordinance 2023-20 ending the expansion of short-term rentals in single family zones and increasing our enforcement mechanisms. This will allow more of our existing housing to be used by long-term residents and prevent long-term rentals from being converted to short-term rentals.

On July 25th, 2024 the Planning Commission began the discussion on methods to prevent existing residences in commercial zones from being converted to short-term rentals. Many of these residences in commercial zones are in our historic downtown and along SR-9 so many are older and naturally more affordable than newer houses. staff plans to recap the City Council and get their thoughts on the matter on August 1st, 2024

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Ordinance 2023-20 limits the expansion of short-term rentals in single family



zones. This ordinance will prevent existing single family residences from being converted to short-term rentals preserving our existing residential housing stock.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

There were some concerns from the Council and community about limiting people's property rights by not allowing for short-term rentals. However, we are a tourist community with a strong need for workforce housing and that view is prevalent from our City Council.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We have seen a decrease in illegal short-term rentals since this ordinance passed. May not be a response to this strategy per se but still.

In the past year I am aware of at least three former short-term rentals that have become long-term residences.

8. Links to supporting documentation (Optional)

https://library.municode.com/ut/hurricane/ordinances/code_of_ordinances?nodeId=1252907

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Hyde Park city

Who is filling out this report?

Marcus Allton

City Administrator

marcus.a@hydeparkcity.org

4355636507 ext.27

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

<https://app.box.com/file/1227080652827>

Link to general plan, moderate income housing element:

<https://hosting.civiclinq.com/hydeparkut/books/general-plan/4>

Link to website where general plan is posted:

<https://hydeparkutah.org/planning>

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

A

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the



implementation plan each year.

Biannual report submitted to the commission and council to consider progress in moderate-income housing. The city has not developed affordable housing inventory since the 1970s so the state agreed to allow us to have the monitor and report approach while we see if we can attract any projects to our new zones. Additionally, a new zoning map will be developed this year to include new zoning designations cited in the implementation.

What page in the submitted plan can this be found?

It is included on the same web page. Scroll down to approximately the final 1/4 section and look for the Moderate-income Housing section.

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

What page in the submitted plan can this be found?

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No".



Please make sure you have entered all information up to this point.)

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

What page in the submitted plan can this be found?

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Strategy 4

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.



What page in the submitted plan can this be found?

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)

Strategy 5

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

What page in the submitted plan can this be found?

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)

Strategy 6

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.



This is what HCD will use to review progress made and compliance with the implementation plan each year.

What page in the submitted plan can this be found?

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)

Strategy 7

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

What page in the submitted plan can this be found?

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)

Strategy 8

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.



A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

What page in the submitted plan can this be found?

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Strategy 9

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

What page in the submitted plan can this be found?

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Strategy 10

Select a moderate-income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

What page in the submitted plan can this be found?

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Strategy 11

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

What page in the submitted plan can this be found?

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No".



Please make sure you have entered all information up to this point.)

Strategy 12

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

What page in the submitted plan can this be found?

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Hyrum city

Who is filling out this report?

Matthew Holmes

Zoning Administrator

mholmes@hyrumcity.com

4352456033

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years



2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

Upload Confirmed

When did the last zoning map or text amendment occur?

12/7/2023

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context



for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

76

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0, WE DO NOT HAVE AN OVERLAY ZONE.

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

126 LOTS, TYPICALLY THESE ARE SINGLE FAMILY, BUT THESE ALL FALL WITHIN ZONES THAT ALLOW AN INTERNAL ADU.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

136

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Public concern is always present with the PUD developments. Infrastructure is a



concern where building has outpaced our ability to hire employees to track and maintain development.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The numbers above reflect lots/units that have final approval. Another 70 lots have preliminary entitlement but have not been recorded/developed at the option of the developer. This would be the equivalent of a city of 50k having 1000 lots available.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

15

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

1



Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

1

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing supply data, Housing needs data, Planning technical assistance, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

I personally, would appreciate it if the state (legislature included) would realize that there is a shortage of labor. Mandates passed by the state, (secondary metering, micro-educational entities, etc.) strain an already short-staffed government entity. Offering resources to be studied or even model ordinances do not alleviate this shortage of time. We cannot meet the mandates and administer our local governments effectively if there is too much to do.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

This strategy is an existing option that has been included in our code. We have had no applications for rezoning to a higher density in the period for this report.

Hyrum City has been looking to create a new general plan to address density zoning, but has not had the staff to prepare or hire a consultant to prepare the new general plan. We had hoped to hire a consultant in early 2024, but have not been able to complete this task.

3. What page in the submitted plan can this be found?

7-5 (67 of 90)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

We hired a consultant to prepare a bid packet for a new general plan, but they withdrew from the work due to a perceived conflict of interest. Staff and Council are working to try and complete this.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No regulations or decisions have affected this. Hyrum is trying to hire additional staff to help with the workload.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Lack of staff prevents the preparation of reports and studies to be presented to the Planning Commission and City Council.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

This is an existing portion of our code and has not been modified in the reporting period. Hyrum allows internal ADUs in 78% of the city. ADUs are not allowed in open space or industrial zones.

3. What page in the submitted plan can this be found?

7-6 (68 of 90)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

No actions have been taken to change the ADU zoning at this time.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The decision to move forward with the new general plan is the only one that affects this strategy. The proposed general plan update will look at the possibility of inclusion of external ADUs.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in



describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Staffing shortages have prevented us from moving this forward as quickly as anticipated.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Market has not seen any significant changes yet.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting



period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The city has already adopted zoning that allows for higher density in zones near the major transportation corridors that serve as the primary commercial centers.

3. What page in the submitted plan can this be found?

7-6 (68 of 90)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Existing zoning allows for this strategy.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The market has shown some interest in developing in these areas but for the most part no plans have been submitted.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)

Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes



the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

This strategy has already been implemented allowing higher density in commercial and mixed-use zones.

3. What page in the submitted plan can this be found?

7-6 (68 of 90)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

No new actions have been taken. The general plan is expected to evaluate zoning and provide recommendations for variety but has not been implemented yet.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Staffing issues have delayed the general plan.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Some interest has been shown for mixed-use developments with higher density, but none have progressed beyond initial buyer's research.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

|

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

This strategy has already been implemented allowing single room occupancy in the commercial zones that are near or adjacent to the primary transportation corridors.

3. What page in the submitted plan can this be found?

7-6 (68 of 90)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Existing strategy has not needed any additional action.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Existing strategy has not needed any further decisions. General plan may bring the discussion to how effective this is.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The demand may be there but if developers do not want to build this kind of development they will not be built. Most developers in this area are focused on single-family and townhome units.

7. Describe the changes observed and any other market responses identified



as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Iron County

Who is filling out this report?

Reed Erickson

Planner/Special Service Coordinator

reed@ironcounty.net

435-865-5381

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://experience.arcgis.com/experience/d67c20dfbd3d45c7b9124924b51a5d58/>



When did the last zoning map or text amendment occur?

December 2023

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

2,423

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

4,002

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

8,147

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

106

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

There are no barriers to the 106 lots reported directly above, as they have all required improvements in developed subdivision and ready for building permits, without any additional infrastructure. The barriers to build pertain to the 8147 parcels reported in the "vacant lots zoned residential" paragraph. Most of those lots are antiquated subdivisions of smaller lots in the western part of the county, from the 60's and 70's, where no improvements/infrastructure were required and most don't even have roads that provide access the lots.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The county does not consider zoning (regardless of proposed density) to entitle any number of lots beyond those that are existing "legal lots or record" or subdivided through the county subdivision process. The county's current subdivision ordinances/development process requires all

improvements/infrastructure prior to building permits being issued. Those entitled lots through "development agreements" also don't yet have infrastructure and are not ready for building, until they go through the subdivision process. Each "legal lot of record" in a residential or agricultural zoning district that was created, or existed prior to August 2000, is eligible for a building permit for a residence. Nearly all of those are without central or



available infrastructure and can only obtain building permits for a year-round dwelling with the provision of water (generally a well - no water hauling), septic, and with an

acceptable road access (Utah Wildland Urban Interface Code). In addition to those reported above, Iron County has 7,503 parcels/lots that are not "zoned residential" but are eligible to obtain building permits for a residence, such as agricultural property.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units? (select one)

Other

The County does not track rentals of ADUs - internal or external

Total known number of Accessory Dwelling Units recorded as of the report submission date:

335

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

39

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

3

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable,



please provide the count and type of permit or license issued)

N/A

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing supply data, Housing needs data, Case studies for strategies, Staff resources, Reporting technical assistance

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

N/A

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an



investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Rezone for densities necessary to facilitate production of moderate-income housing: Task #1 - Monitor R4K zone and Townhouse code amendments and assess applicability/benefits (evaluating number of applications, number of completed projects and challenges with completion), then offer suggestions for code modifications, if necessary (Timeframe, December 2024). Task #3 - Review and adopt new development application checklists (Timeframe, December 2023).

3. What page in the submitted plan can this be found?

24 & 25

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Task #1 is an ongoing strategy that we continue to monitor and discuss with developers and staff related to opportunities with all development inquiries. This is done with each subdivision sketch meeting. We have not found any need to modify ordinances to date.

Task #3 - Prior to January 1, 2024, staff recommended and adopted new development checklists that review opportunities for moderate income housing with applicants. This has helped developers and staff to be reminded of what can be done in each development to consider moderate income housing.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

In January, 2024, Iron County adopted Ordinance 2024-1 that streamlined the subdivision application and review process (partially based on the new checklists) and helps developers receive quicker and simpler approvals.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We have not been able to determine any market responses as a result of actions taken.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Task # 1 - Evaluate "Performance Subdivision Option" in existing code and draft recommended amendments to create a density bonus for provision of moderate-income housing (Timeframe, June 2024)

3. What page in the submitted plan can this be found?

25

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff evaluation of density bonus in Performance Subdivision Option: County staff and planning commissioners have evaluated density bonuses for the R-1/2 zoning district where a performance subdivision option is eligible, and have determined that the current performance subdivision ordinance is sufficient and a density bonus is not an incentive for providing moderate income housing because of the complicated point system required in the performance subdivision ordinance - adding additional costs to the development. The R4K zoning district has been found to provide a higher density option that developers are more likely to utilize, at a cheaper cost to development. This has proven to be the case in that the county has approved two R4K rezones when the developer had considered the "performance subdivision" option previously.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

None

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

V

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Task # 2 - Work with Assessor's Office to identify homes that could qualify and benefit from weatherization assistance (Timeframe - December 2023)

3. What page in the submitted plan can this be found?

25

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Planning staff worked with the County Assessor to evaluate possible prospects that could benefit from the weatherization program, but determined that property/house market values, or any information they had would not be a sufficient matrix to determine need or qualification for the weatherization program. Instead, we prepared an insert to be included with the property tax notices, that could be mailed to each property owner in the county and asked the County Treasurer to include it with tax notices. When that didn't work out, we are now preparing a flyer (describing the program and qualifications) that the Assessors can give to individual property owners when they assess property and believe the house could benefit from what the program can provide.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The cost for printing and mailing of information regarding the weatherization program was significant and the county commission believed that the additional costs would not provide sufficient benefits to warrant the expense. The county commissioners also felt strongly that any actions coming from a "state unfunded mandate" (moderate income housing plan requirements) should not be born by the county. We realize that the task chosen to implement this strategy was the county's choice, and this report simply reflects the result of our attempt of implementation.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Ivins city

Who is filling out this report?

Mike Haycock

Building Official

mhaycock@ivinsutah.gov

4358419585

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

<https://ivinsutah.gov/wp-content/uploads/2024/07/2024-09-Adopting-Revisions-to-the-Goals-Strategies-Section-for-Moderate-Income-Housing.pdf>

Link to general plan, moderate income housing element:

<https://ivinsutah.gov/wp-content/uploads/2024/07/2024-09-Adopting-Revisions-to-the-Goals-Strategies-Section-for-Moderate-Income-Housing.pdf>

Link to website where general plan is posted:

<https://ivinsutah.gov/wp-content/uploads/2024/07/2024-09-Adopting-Revisions-to-the-Goals-Strategies-Section-for-Moderate-Income-Housing.pdf>

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

A

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027;



listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

The General Plan is complete in annual year Quarter 3 of 2024. The Land Use Plan will be on the City Council agenda shortly after. The Ivins moderate income housing task force has been tasked with identifying places to recommend for high density land use.

What page in the submitted plan can this be found?

1-2

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

We have reviewed the General plan as of Q3 of 2024



What page in the submitted plan can this be found?

1-2

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

S

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

We have completed the general plan Q3 2024

What page in the submitted plan can this be found?

1-2

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No



Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://ivinsutah.gov/>

When did the last zoning map or text amendment occur?

21 march 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism



for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

1872

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

1802

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

1790

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

672

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and



needs of communities to support the data reported above.

The Washington Water Conservatory does not provide Will Serve Letters. Lots deemed buildable may not be if the Conservatory runs out of water.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

N/a

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

20

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

20

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of other types of permits or license issued for an ADU in the county



or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Model ordinances.

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

n/a

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an



investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Ivins City has adopted a new general plan that designates that Ivins is committed to providing all housing types. We have a Moderate Income Housing Task force that has been assigned to find appropriate places for High Density land use classifications. This is ongoing and will make suggestions to the City Council this Fall as we work on our Land Use plan. Ivins has also approved final plats for lots that are 7500 sqft called Unity Village. We also removed a short term overlay and approved a final plat for an R_M zone named The Crossings.

3. What page in the submitted plan can this be found?

1-2

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

No zoning applications were submitted. City Council approved general plan Quarter 3 of 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

na

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must



advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No applications were considered for high density housing.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

More single family dwellings will be built at the crossings and less short term rentals.

8. Links to supporting documentation (Optional)

<https://ivinsutah.gov/wp-content/uploads/2024/07/2024-09-Adopting-Revisions-to-the-Goals-Strategies-Section-for-Moderate-Income-Housing.pdf>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

I

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an



investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The general plan was reviewed by q3 in 2024. milestones a and b are completed. We had a housing talk about in March of 2023 which discussed the ability to have ADU's. we have furthered that conversation with the public and we are starting to get more and more calls on adu's. We are basing our discussions that the planning Commission is currently having off of the questions that we get from the public. We are modeling the draft ordinance that will let us move forward with an ordinance that allows more external adu's on mid sized lots.

3. What page in the submitted plan can this be found?

1-2

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City Council approved the General plan q3 of 2024

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

na

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must



advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

none

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

After the zoning amendment is passed i believe we will have a considerable amount of adu's approved that were previously denied.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

S

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes



the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Ivins has completed our General plan Q3 of 2024. Ivins City is currently redoing our Sewer Impact fee. We are noting the increase demand that adu's are creating but ensuring the cost of those services are not assigned to those adu's. That way the impact fee will be accounted for but not charged when a permit is issued. Next reporting cycle we should have the ordinance to upload.

3. What page in the submitted plan can this be found?

1-2

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

General plan approved q3 of 2024

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

na

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

none

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

none

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Kaysville city

Who is filling out this report?

Melinda Greenwood

Community Development Director

mgreenwood@kaysville.gov

801-497-7021

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://kaysville.maps.arcgis.com/apps/webappviewer/index.html?id=3e3d37377cf147ec950c581d7aecaca3>

When did the last zoning map or text amendment occur?

In relation to any zone changes regarding MIH, the zoning map was last



updated on January 9, 2024.

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

220 (132 Creekside Commons multifamily; 3 Oak Lane townhomes; 3 Oak Lane studio; 36 Flint Acres multifamily; 30 Flint Acres townhomes; 16 Flint Acres single family)

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

324

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

544

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Though city staff have encouraged rezones which would more closely meet MIH goals in conversations with developers, over the past year developers have applied for rezones for single family lots with a minimum of 14,000 square feet or more. There are 127 single family lots which are fully entitled within Kaysville that are unlikely to be developed as they are owned by Jordan Valley Water Conservancy District (62 lots) and Salt Lake County Water Conservancy District (75 lots). Other barriers experienced would likely be those outside the influence of the city, including interest rates, costs of building materials, and the high costs of land. Discussions with various developers have indicated they want to hold off on development until interest rates are reduced. Land prices in Kaysville are very high, with a current listing of a .32 acre lot showing at \$315,000. It will be nearly impossible with land costs this high for MIH to become a reality.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The 2023 American Community Survey reports Kaysville's population to be 32,941 and shows the median home price increased by \$102,600 from \$410,900 in 2021 to \$513,500 in 2023. The median household income is now \$121,867, up from \$110,700, which is an increase of \$11,167 from the 2023. The 2021 ACS shows the owner occupied housing rate at 87.9%. The 2023 ACS states the



number of housing units in the City is 8,996. The median rent increased by \$197 from \$1,145 in 2021 to \$1,342 in 2023.

Safe Harbor, a family crisis shelter located in Kaysville, completed a project in January of 2024 which increased their number of rooms from six to twenty. The facility now has a 31-bed capacity and an overall occupancy of 68 people.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

15

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

Unknown

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

3

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable,



please provide the count and type of permit or license issued)

N/A

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?

(Select all that apply)

Housing supply data, Housing needs data, Planning technical assistance, Model ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

N/A

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or



municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

GOAL 1: PROVIDE A FULL RANGE OF HOUSING OPPORTUNITIES TO MEET THE ECONOMIC, LIFESTYLE AND LIFECYCLE NEEDS AND EXPECTATIONS FOR RESIDENTS

Objective 1.3: (A) Rezone for densities necessary to facilitate the production of moderate income housing.

Timeline

Presenting a timeframe on rezoning property is difficult as the City merely processes rezoning applications and doesn't have any control or influence on when applications are submitted.

- The City will update the zoning map on an annual basis.
- As warranted, the City will update the Future Land Use Map.
- In keeping with best practices, the City will begin a General Plan Update in 2027.

Implementation Measures

- Give appropriate guidance to future applicants on rezone application options to guide development which would have the greatest chance of approval.
- Give positive staff recommendations to rezone applications which are harmonious with the future land use map and the General Plan.
- Give strong consideration to rezone applications which are supported by elements of the General Plan but may not align with the future land use map.
- Give consideration to rezone applications which may not have support of the currently adopted General Plan, but make sense in locations which will not detract from the character of existing neighborhoods.



3. What page in the submitted plan can this be found?

54

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Creekside Commons MU

On July 13, 2023, the Kaysville City Planning Commission considered an application to rezone 6.259 acres of property at 512 West 350 North from General Commercial to Mixed Use overlay (MU). The MU rezone requires a development agreement and the project proposed 132 apartments along with office space, a hotel and a retail building. The Planning Commission discussed the item and asked staff and the applicant to make changes to the project and bring it back for additional consideration. Some of the Planning Commission's requests included increasing residential density by reducing the number of parking stalls or landscaping and having a shared parking reduction allowance.

The Planning Commission discussed the project for a second time at their August 10, 2023 meeting. After discussion, they issued a recommendation of approval to the City Council for 160 dwelling units and a 24% parking reduction based on shared parking between the residential and commercial portions of the project.

The City Council heard the item at the September 7, 2023 meeting and approved the project unanimously (5-0) with 132 dwelling units and 302 parking stalls. This was a parking reduction of 42 stalls, which is a 12.1% reduction. Changes to the parking reduction from the Planning Commission's recommendation and the City Council's approval were first due to reasonable concerns with the hotel portion of the project having the same overnight parking needs as the apartment buildings. Second, the project site is an irregular shaped property and parking layouts aren't able to be ideally situated. Lastly, the City's MU ordinance only allows for a 10% reduction. However, the City Council's approval of reducing the parking requirements by 42 stalls exceeded the allowance provided in the ordinance by 2.1%.

The Council's approval of 132 units stemmed from concerns about not being able to adequately park the additional housing units and additional traffic in the area.

At 21 units per acre, the Creekside Commons project has the highest density in the history of the city. Additionally, at three stories, the project has the tallest multi-family building that has ever been approved.

The implementation measure from Chapter 3, Housing & Neighborhoods Goal



1, Objective 1.3b states staff will give a recommendation of approval if a rezone application aligned with the 2022 Future Land Use Map and other portions of the 2022 General Plan. The staff report on this item included a recommendation of approval as it aligned with the 2022 Future Land Use Map and other portions of the 2022 General Plan.

The City updated the zoning map on September 19, 2023 to reflect the mixed-use zone change.

Oak Lane MU

On December 14, 2023, the Planning Commission considered an application for 166 and 196 North 200 West for a rezone application from General Commercial to Mixed Use overlay (MU). The Oak Lane Project is situated on .71 acres and included a total of six dwelling units, three townhomes and three studio units. Each of the dwelling units included a two-car garage. The project also offered 10,280 square feet of office space and 36 parking stalls. No parking reduction was requested. The Planning Commission sent a unanimous (6-0) recommendation of approval to the City Council.

The City Council considered the rezone at the January 4, 2024 meeting. The project was approved with six dwelling units and met parking requirements and the vote was unanimous (5-0).

The implementation measure from Chapter 3, Housing & Neighborhoods Goal 1, Objective 1.3b states staff will give a recommendation of approval if a rezone application aligned with the 2022 Future Land Use Map and other portions of the 2022 General Plan. The staff report on this item included a recommendation of approval as it aligned with the 2022 Future Land Use Map and other portions of the 2022 General Plan.

The City updated the zoning map on January 9, 2024 to reflect the mixed-use zone change.

Carling R-4

On July 18, 2024, the Planning Commission considered an application for Bryan Carling for 2.8 acres of agricultural land to be rezoned to R-4, a multi-family zone which allows attached dwelling units in numbers of up to four, depending on the lot size. The current zoning of A-1 requires a minimum of 40,000 square feet for a single-family dwelling. The subject property is located nearly in the middle of an approximate 55-acre region of the City which is currently zoned varying degrees of agricultural uses. The property is accessed through parcels which are not designated as right-of-way and lacks any paved access or culinary water services.

During the Planning Commission meeting, the applicant stated intent to develop the property with townhomes, which is counter to the 2022 Future



Land Use Map. Through all previous communications with staff, the concept of single family detached homes had been understood. The staff report and recommendation had been written from the standpoint of single family detached homes, so the surprising communication of townhomes during the meeting created confusion. Given this confusion, the Planning Commission made a motion to have staff work with the applicant to bring a more defined concept back to the August 8, 2024 meeting. The outcome of this application will be fully reported on in the 2025 Moderate Income Housing report.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Creekside Commons MU

On September 7, 2023 City Council considered an application to rezone 6.259 acres of property at 512 West 350 North from General Commercial to Mixed Use (MU). The MU rezone included 132 dwelling units in an apartment style along with office space, a hotel and a retail building. The City Council approved the project unanimously (5-0) with 132 dwelling units and 302 parking stalls, which was a parking reduction of 42 stalls.

The addition of 132 apartments in Kaysville will be substantial. The Creekside Commons development will be 21 units per acre, and is the densest development ever approved in the City. While a focus on single family homes and ownership exists, especially in regards to public sentiment, there is a need for quality housing units in the renter market, and this development will be the first of its kind for Kaysville.

Oak Lane MU

The City Council considered a rezone application for the Oak Lane mixed use project at 166 and 196 North 200 West at the January 4, 2024 meeting. The Oak Lane Project is situated on a total of .71 acres and includes six dwelling units, three townhomes and three studio units. Each of the dwelling units included a two-car garage. The project also offers 10,280 square feet of office space and 36 parking stalls. No parking reduction was requested. The project was approved with six dwelling units by a unanimous vote (5-0).

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier,



and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Neither of the entitled projects have been submitted for building permits. The Creekside Commons MU project (132 units) has received preliminary plat approval. The Flint Acres MU project (82 units) has also received preliminary plat approval.

Both of these projects have phasing requiring the commercial portions to be permitted or constructed prior to receiving building permits for the residential portions.

Several weeks after the Oak Lane MU project was approved, the developer contacted city staff and said with interest rates and building costs, the project was going to be tough to finance and pencil out.

Staff will continue to work with the applicants to get the projects permitted and constructed.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The Creekside Commons and the Oak Lane projects are fully entitled. However, neither project has been constructed, nor have building permits been submitted. We are therefore unable to report on how the project and additional housing approvals have impacted the market.

8. Links to supporting documentation (Optional)

None



Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

GOAL 1: PROVIDE A FULL RANGE OF HOUSING OPPORTUNITIES TO MEET THE ECONOMIC, LIFESTYLE AND LIFECYCLE NEEDS AND EXPECTATIONS FOR RESIDENTS

Objective 1.2:

(H) Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.

Timeline

In 2024, staff will present an ordinance to the Planning Commission for a recommendation and seek approval from the City Council.

Implementation Measures



- Research best practices for parking reductions in relation to Kaysville's size, needs and existing transit opportunities.
- Identify future transit expansion opportunities and plan for parking flexibility as those areas redevelop.
- Draft and present a text amendment to Planning Commission and seek approval from the City Council to amend existing parking requirements.

3. What page in the submitted plan can this be found?

54

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Creekside Commons MU

Changes to the City's Mixed Use ordinance to allow parking requirements were accelerated, approved and previously reported on the 2023 Moderate Income Housing Report. However, we have had ongoing efforts. On September 7, 2023 the City Council unanimously (5-0) approved a mixed use project and rezone request for 132 dwelling units, a hotel, an office building and retail space. The City's code required a total of 344 parking stalls, but the project was approved with only 302 parking stalls. This was a parking reduction of 42 stalls, which is a reduction of 12.1% based on shared parking.

This was the first opportunity for the City to approve a parking reduction based on the changes made to code the year prior.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

On September 7, 2023 the City Council unanimously (5-0) approved a mixed use project and rezone request for 132 dwelling units, a hotel, an office building and retail space. The City's code required a total of 344 parking stalls, but the project was approved with only 302 parking stalls. This was a parking reduction of 42 stalls, which is a reduction of 12.1% based on shared parking.



This was the first opportunity for the City to approve a parking reduction based on the changes made to code the year prior. Implementation of the previously approved parking reduction allowance in the city's MU ordinance allowed for a substantial parking reduction of 12.1%.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

This project has not yet been constructed and therefore we are unable to report on how the parking reduction has impacted the market.

8. Links to supporting documentation (Optional)

None

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

GOAL 1: PROVIDE A FULL RANGE OF HOUSING OPPORTUNITIES TO MEET THE ECONOMIC, LIFESTYLE AND LIFECYCLE NEEDS AND EXPECTATIONS FOR RESIDENTS

Objective 1.4

(F) Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

Timeline

- Presenting a timeframe on this item is difficult as the City merely processes rezoning applications and doesn't have any control or influence on when applications are submitted. Amending existing code for mixed use development can be accomplished in 2023.
- The City will update the zoning map on an annual basis.
- As warranted, the City will update the Future Land Use Map.
- In keeping with best practices, the City will begin a General Plan Update in 2027.



Implementation Measures

- a. Give appropriate guidance to future applicants on rezone application possibilities for mixed use zoning options which would have the greatest chance of approval.
- b. Give positive staff recommendations to rezone applications which are harmonious with the future land use map and the General Plan.
- c. Give strong consideration to rezone applications which are supported by elements of the General Plan but may not align with the future land use map.
- d. Give consideration to rezone applications which may not have support of the currently adopted General Plan, but make sense in locations which will not detract from the character of existing neighborhoods.
- e. Amend existing mixed use code to allow for greater flexibility in relation to moderate income housing.

3. What page in the submitted plan can this be found?

54

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Creekside Commons MU

On July 13, 2023, the Kaysville City Planning Commission considered an application to rezone 6.259 acres of property at 512 West 350 North from General Commercial to Mixed Use (MU). The location of this project is just east of I-15 off the 200 North exit and is centered in a well-established commercial area. The MU rezone code requires a development agreement and the project proposed 132 apartments along with office space, a hotel and a retail building. The Planning Commission discussed the item and asked staff and the applicant to make changes to the project and bring it back for additional consideration. Some of the Planning Commission's requests included increasing residential density by reducing the number of parking stalls or landscaping and having a shared parking reduction allowance.

The Planning Commission discussed the project for a second time at their August



10, 2023 meeting. After discussion, they issued a recommendation of approval to the City Council for 160 dwelling units and a 24% parking reduction based on shared parking between the residential and commercial portions of the project.

The City Council heard the item at the September 7, 2023 meeting and approved the project unanimously (5-0) with 132 dwelling units and 302 parking stalls. This was a parking reduction of 42 stalls, which is a 12.1% reduction. Differences to the parking reduction from the Planning Commission's recommendation and the City Council's approval were first due to reasonable concerns with the hotel portion of the project having the same overnight parking needs as the apartment buildings. Second, the project site is an irregular shaped property and parking layouts aren't able to be ideally situated.

The Council's approval of 132 units stemmed from concerns about not being able to adequately park the additional housing units and additional traffic in the area.

At 21 units per acre, the Creekside Commons project has the highest density in the history of the city. Additionally, at three stories, the project has the tallest multi-family building that has ever been approved.

The implementation measure from Chapter 3, Housing & Neighborhoods Goal 1, Objective 1.3b states staff will give a recommendation of approval if a rezone application aligned with the 2022 Future Land Use Map and other portions of the 2022 General Plan. The staff report on this item included a recommendation of approval as it aligned with the 2022 Future Land Use Map and other portions of the 2022 General Plan.

The City updated the zoning map on September 19, 2023 to reflect the mixed-use zone change.

Oak Lane MU

On December 14, 2023, the Planning Commission considered an application for 166 and 196 North 200 West for a rezone application from General Commercial to Mixed Use (MU). The location of this project is just east of I-15 off on 200 North and is centered in a well-established commercial area. The Oak Lane Project is situated on .71 acres and includes a total of six dwelling units, three townhomes and three studio units. Each of the dwelling units included a two-car garage. The project also offers 10,280 square feet of office space and 36 parking stalls. No parking reduction was requested. The Planning Commission sent a unanimous (6-0) recommendation of approval to the City Council.

The City Council considered the rezone at the January 4, 2024 meeting. The project was approved with six dwelling units, met parking requirements and the vote was unanimous (5-0).

The implementation measure from Chapter 3, Housing & Neighborhoods Goal



1, Objective 1.3b states staff will give a recommendation of approval if a rezone application aligned with the 2022 Future Land Use Map and other portions of the 2022 General Plan. The staff report on this item included a recommendation of approval as it aligned with the 2022 Future Land Use Map and other portions of the 2022 General Plan.

The City updated the zoning map on January 9, 2024 to reflect the mixed-use zone change.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Creekside Commons MU

On September 7, 2023 City Council considered an application to rezone 6.259 acres of property at 512 West 350 North from General Commercial to Mixed Use (MU). The MU rezone included 132 dwelling units in an apartment style along with office space, a hotel and a retail building. The City Council approved the project unanimously (5-0) with 132 dwelling units.

Oak Lane MU

The City Council considered a rezone application for the Oak Lane mixed use project at 166 and 196 North 200 West at the January 4, 2024 meeting. The Oak Lane Project is situated on a total of .71 acres and includes six dwelling units, three townhomes and three studio units. Each of the dwelling units included a two-car garage. The project also offers 10,280 square feet of office space and 36 parking stalls. The project was approved with six dwelling units by a unanimous vote (5-0).

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must



advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The Creekside Commons and the Oak Lane projects are fully entitled. However, neither project has been constructed, nor have building permits been submitted. We are therefore unable to report on how the project and additional housing approvals have impacted the market.

8. Links to supporting documentation (Optional)

None

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

J

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action



taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

GOAL 1: PROVIDE A FULL RANGE OF HOUSING OPPORTUNITIES TO MEET THE ECONOMIC, LIFESTYLE AND LIFECYCLE NEEDS AND EXPECTATIONS FOR RESIDENTS

Objective 1.5

(J) Implement zoning incentives for moderate income units in new developments.

Timeline

In 2023, research best practices for zoning incentives and density bonuses in preparation for presenting appropriate text amendments to the Planning Commission and City Council in 2024.

Implementation Measures

- a. Conduct research regarding best practices on zoning incentives in relation to moderate income and affordable housing.
- b. Solicit feedback from the local development community on feasible and desirable incentives and incorporate feedback into text amendments as appropriate.
- c. Draft applicable text amendments for residential and mixed use zones to incentivize and allow for the construction of moderate income housing.

3. What page in the submitted plan can this be found?

55

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

Staff conducted research on zoning incentives in November and December of 2023. Staff pulled data from Salt Lake City, Provo, Park City, West Valley City, Heber and Ogden. In addition, information from Portland, Oregon was reviewed and compiled. The majority of the information reviewed included details on density bonuses in exchange for proffering moderate income housing. Research on how these bonuses can successfully be implemented includes deed restrictions, development agreements and having an affordable housing overlay which could be added in certain zones.

Topics of fee waivers and reductions, parking reductions near adequate transit and fast-tracked permitting were also researched.

Staff is currently reviewing the research and plans to bring an ordinance to the Planning Commission for consideration this fall with action by the City Council in November or December.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

This has not yet been taken forward for action, however research and data compilation has been conducted.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The City experienced a staffing deficiency for several months in early 2024, making the continuation of drafting an ordinance based on the research conducted in 2023 stall. Staff should still be able to make the timeline of bring an ordinance forward for consideration by the end of 2024.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Not applicable as only research has been conducted.

8. Links to supporting documentation (Optional)

None

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Kearns city

Who is filling out this report?

Morgan Julian

Long Range Planner II

MoJulian@msd.utah.gov

385-377-3765

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://gis-opendata-gslmsd.hub.arcgis.com/datasets/gslmsd::msd-zoning/explore?location=40.666991%2C-111.907350%2C10.03>



When did the last zoning map or text amendment occur?

June 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

28

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0- all entitled lots reported above are allowed a maximum of 1 unit.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

28 - all lots are within utility service boundaries.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

N/A

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Kearns is largely built-out and there is a limited amount of land available for new development. Kearns is also surrounded on all sides by other municipalities and cannot expand its boundaries through annexation. Although the community has recently up-zoned a few areas, including the land along 5600 West which was re-zoned to Corridor Mixed-Use (30 du/acre), few land use applications have been received or other entitlements granted. Kearns did support a low-income housing tax credit application from the County's Housing Connect Program to develop affordable fourplexes in the community, but the project has not gone through the land use approval process yet.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.



How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

5

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0 - applicants are only required to obtain a business license if they plan to charge rent for the unit.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

1 additional ADU application was received, but the applicant did not complete the approval process.

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Model ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none,



please write N/A.

N/A

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Staff presents findings (of the ADU research) to the Kearns Planning Commission and Council and seeks direction on policies, programs, and projects to address barriers. (Q2 2024)

Staff implements the selected (ADU) strategy as directed. (Q4 2024)

3. What page in the submitted plan can this be found?

55



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

During the reporting year, Kearns surveyed residents to better understand barriers to ADU construction. Unfortunately, only 19 responses were received. Planning staff supplemented the input received through the survey with a literature review of ADU research and model ordinances. Results were presented to the Kearns Planning Commission and Council in Spring of 2024. The presentations led to the Planning Commission recommending and the Council directing staff to begin drafting a guide for residents to understand policies, processes, and resources available for ADU development within the City of Kearns. In addition, the Planning Commission recommended and the Council adopted an amendment to Kearns' lot coverage ordinance, allowing for greater impervious surface coverage on lots where additional parking is needed to serve an ADU. These actions are intended to help reduce barriers, and particularly regulatory barriers, to ADU construction in Kearns - to the benefit of both homeowners developing the units and renters who will occupy the units.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

In April 2024, the Planning Commission made a formal recommendation of adoption of amendments to Kearns' lot coverage and paving standards; in May 2024, the Council adopted those ordinance amendments. The item was heard at the same meeting where staff presented findings from the ADU survey and literature review. As a result of the presentation and discussion that followed, the Commission and Council revised the lot coverage and pavement amendments that were proposed. Rather than adopt as is, the City decided to allow an exception to the standards for property owners that add an ADU to their property. If needed to accommodate on-site parking for ADUs, owners may pave a larger percentage of their property than typically allowed under ordinance. This land use regulation helps remove regulatory barriers that occur because of parking minimums for ADUs, while preserving the City's ability to adequately control parking and traffic on narrow residential streets.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.



Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The City of Kearns had initially intended to complete most of its work related to this strategy in 2024. However, planning staff kept the ADU survey open longer than expected in an effort to gather more responses. This delayed the presentation to the Commission and Council, and the subsequent action steps. Kearns is still moving forward with implementation of Strategy E, despite the delays. Staff expects to have the ADU guide completed by the end of 2025.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since adopting its Moderate Income Housing Plan, Kearns has amended its ADU Ordinance, published an ADU survey, and amended lot coverage ordinances with an exception for properties with ADUs. These actions have made it easier for residents to add ADUs to their properties while also spreading the word that Kearns is interested in supporting additional ADU development. This year, two additional units received building permits in Kearns. Although this number seems small, it is significant. The community is almost entirely built-out, and population growth has been small or stagnant.

8. Links to supporting documentation (Optional)

<https://www.utah.gov/pmn/files/1136697.pdf> <https://www.utah.gov/pmn/sitemap/notice/914875.html>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Staff leads updated ordinances through the adoption process as directed. (Q3-Q4 2024)

3. What page in the submitted plan can this be found?

56

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In June of 2023, Kearns repealed and replaced the entirety of its Zoning and Subdivision Ordinances. The new Zoning Ordinance allowed for a higher density in several zones, opening up new development opportunities for the community. The text amendments affected several existing zones. New mixed-use zones were also created with the intent of rezoning land use centers and land along Major Transit Investment Corridors.

In the Fall of 2023, the Kearns Planning Commission recommended, and the



Kearns Council approved a rezone of approximately 8 acres along 5600 West (a major transit investment corridor), where UTA's new 5600 West fixed-route bus will run. The rezone placed the property into Kearns' new Corridor Mixed-Use Zone, the densest offered by the community. Adoption of updated Zoning and Subdivision text ordinances has allowed Kearns to move forward with rezoning areas of the community to be harmonious with the adopted General Plan, including the Moderate Income Housing Plan. Updated zoning ordinances and maps offer developers opportunity to provide greater supply and more housing choice.

Kearns' actions had another unintended, but positive, outcome of generating multi-jurisdictional interest in the intersection of 5400 South and 5600 West. In the fall of 2024, Kearns, Taylorsville, and West Valley City will be pursuing a grant from WFRC's Transportation and Land Use Connection program to fund a 5400 South Corridor Study. In addition to addressing transportation concerns, the study will plan for land uses and needed infrastructure at key nodes, including the 5600 West intersection and the recently rezoned site. The study proposal was initiated by Kearns planning staff, who hope that the work will inform responsible densification at key centers along the 5400 South Corridor. The benefit of the study is that it can reveal gaps in infrastructure and solutions to transportation concerns in order to support increased housing units and the best quality of life for old and new residents.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

After over a year of drafting and review, the Kearns Council repealed and replaced its Zoning and Subdivision Ordinances (June 2023). This action occurred ahead of schedule according to the adopted Moderate Income Housing Plan. In the next reporting year (August 1st, 2023 - July 31st, 2024), Kearns began pursuing map amendments to align its zoning maps with the vision of the General Plan and included Moderate Income Housing Element. In September 2023, Kearns rezoned 8 acres of private property along 5600 West from the Residential Multi-Family Zone to the Corridor Mixed Use Zone.

The Corridor Mixed Use (CMU) Zone permits the greatest density allowed under Kearns' Zoning Ordinance - 30 dwelling units per acre. The Zone also allows up to sixty feet of height, taller than any existing building in the community and ten feet taller than what was allowed under the previous zone (RM). Unlike the RM Zone, the CMU Zone also allows for multi-family residential uses by-right, rather than requiring a conditional use permit.

The legislative action taken by the Council targeted land on a major transit



investment corridor (5600 West). More significantly, the affected property will be served by UTA's new fixed-route bus line along the corridor - with a planned frequency of 15 minutes. In addition, the site is adjacent to new commercial development and walking distance from several schools. The property provides significant opportunity for dense and diverse housing where residents can fulfill many of their needs without driving a personal vehicle.

Kearns is currently evaluating other locations within the community that would benefit from additional housing density. The community expects to report on additional progress in subsequent years.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Kearns incorporated as a metro township in 2017 and became a city on May 1, 2024, pursuant to H.B. 35. As a relatively new municipality, Kearns is facing new costs and additional resident demands for services. While providing opportunities for moderate-income housing is still a priority for the community, leadership is also balancing that goal with fiscal responsibility. While not necessarily a barrier, planning staff is mindful of which locations they propose for residential rezones. Areas with high potential for commercial development will largely be preserved as such. However, the recent adoption of new mixed-use zones for the community (three new zoning districts were adopted last year) makes it easier to balance housing and commercial opportunity creation. The zones require a mix of residential and non-residential uses but leave it up to the market to allocate amounts of each.

When drafting the mixed-use zones last year, planning staff found few examples of good mixed-use zoning districts in Utah. Model codes and technical assistance are valuable resources that the State could offer to help other communities overcome this barrier.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This



question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since Kearns started implementing Strategy F, the following market responses have been observed:

8 acres were rezoned in September 2023 (initiated by Kearns).

1 housing proposal was submitted by developers following the rezone (CMU Zone), and staff are working with them through the application process.

1 housing proposal was submitted in the revised RM Zone, and City leadership recently supported that developer's application for Low-Income Housing Tax Credits. The proposed development would not have been possible under Kearns' previous Zoning Ordinance.

8. Links to supporting documentation (Optional)

<https://www.utah.gov/pmn/files/1021495.pdf> <https://www.utah.gov/pmn/files/1106049.pdf>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or



municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

With guidance from the Planning Commission, Council, and legal team, staff drafts a resolution that Kearns will not impose impact fees on moderate income housing developments. (Q1 2024)

Staff works with the Council and legal team to get the resolution officially adopted by the community. (Q3 2024)

3. What page in the submitted plan can this be found?

57

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In Spring of 2023, Kearns began participating in a fee audit conducted through the Greater Salt Lake Municipal Services District (MSD). The MSD wanted to understand if its current fee schedule was adequately reflecting the costs of staff time and resources spent on various applications and processes. This audit inspired additional dialogue regarding potential impact fees.

In June 2023, the Kearns Council proactively passed a resolution directing staff to waive future impact fee requirements on moderate-income housing as they work to research and develop an impact fee model for the community.

Planning and legal staff presented to the City Council in July 2024 regarding the process of establishing impact fees and the potential costs and benefits pursuant to the Impact Fee Act. As part of this presentation, staff reviewed the resolution that the Council had adopted in 2023, directing staff to waive impact fees on moderate-income housing in any future fee schedules.

Kearns anticipates publishing a Notice of Intent to Prepare an Impact Fee Facilities Plan in August of this year. Completion of the plan is expected to take six months. Depending on the results of the plan, the Kearns Council will



determine whether to proceed with the process needed to impose impact fees, which would include the development of an Impact Fee Analysis and an ordinance adopting an impact fee schedule. The adopted 2023 resolution is critical to ensuring that moderate-income housing continues to be prioritized in the community and made exempt from adopted impact fees, if the Kearns Council decides to impose impact fees based on the Impact Fee Facility Plan and Impact Fee Analysis. Imposed impact fees on other types of development will be essential to ensuring that Kearns can build critical infrastructure needed to support new development within the community.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There were no land use regulations or decisions made in support of this strategy during the 2023-2024 reporting year. The City continues to pursue the establishment of impact fees. However, the 2023 resolution has been reviewed by the Council and planning staff and will ensure that any adopted impact fee schedule exempts moderate income housing.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Kearns passed the resolution in June 2023. There has not yet been any market



response to the action. Staff will not be able to evaluate the market response until a later date, when the impact fee program has been established. After that point, staff will track how many developments take advantage of the impact fee waiver incentive program and how many affordable units are created.

8. Links to supporting documentation (Optional)

<https://www.utah.gov/pmn/sitemap/notice/925487.html>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Staff works with Salt Lake County (SLCo) Housing and Community Development to identify potential opportunities for partnership and expansion of programs in



Kearns. (Ongoing)

Staff presents identified opportunities to the Commission and Council, seeking direction on which opportunities to pursue. (Ongoing)

Staff applies for grants, provides technical support, or conducts education and outreach with residents as directed by the Commission and/or Council. (Ongoing)

3. What page in the submitted plan can this be found?

58

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Early in 2023, staff completed an analysis of lead paint exposure risk in Kearns. This analysis helped identify households that would most benefit from Salt Lake County's Lead Safe Housing Program, which provides needed funding to mitigate lead paint exposure and allow owners and renters to stay in their homes.

In August 2023, after the first Moderate Income Housing reporting date, staff attended a Community Health Fair in Kearns to share the lead risk analysis (poster presentation) and program resources (handouts) with residents. Staff talked to a dozen households (English and Spanish) about the Lead Safe Housing Program, and nearly all households signed up to participate in the first step of the program, an at-home condition assessment.

In 2024, planning staff continued to advertise the County's program to residents through newsletter and social media communications. In July 2024, Kearns planning staff met with Salt Lake County staff to discuss opportunities to generate more participation in the Lead Safe Housing program.

Also in 2023 and 2024, Kearns' staff worked with staff from Salt Lake County Housing Connect (the County's Housing Authority) to discuss the expansion of an existing affordable housing development in Kearns. Planning staff walked Housing Connect through the 2023 zoning amendments, which opened up additional density on a property that Housing Connect was considering purchasing. Housing Connect ultimately decided to buy the land, as the new zoning allowed them the density and type of unit that they were looking to develop. In Spring of 2024, planning staff and City leadership provided letters of support and zoning verification to Housing Connect to assist them in applying



for Low Income Housing Tax Credits to complete the proposed project, which will offer 50 new housing units for rent by households making 50% of AMI or less.

Partnerships with the County help Kearns' residents access existing county-wide programs, while also supporting the County by stretching limited grant dollars further (through staff assistance in data analysis, code review, and marketing).

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There were no land use decisions made related to this strategy. Kearns' revised zoning ordinance will allow for Salt Lake County Housing Connect to develop 50 additional affordable housing units in Kearns. However, this project will likely be dependent on Housing Connect receiving Low Income Housing Tax Credits. Kearns submitted written verification of zoning and a letter of support for this application.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Last year, 7 Kearns' households applied for and received assistance through the County's home rehabilitation programs (including the Lead Safe Housing Program). In the first six months of this year, there have already been 4



rehabilitation projects completed in Kearns. Staff's efforts to market the program seem to be generating more interest and applicants. By the end of the year, we expect that more than 7 households will have received assistance through Lead Safe / County housing rehabilitation programs.

*Note that when households apply through the Lead Safe Housing program, they are evaluated for other hazards, including mold. Because of this, households sometimes receive assistance from other grant-funded County programs in order to complete the remediation. We report on total rehabilitation program numbers instead of projects that were specific to lead mitigation.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

W

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Staff leads updated ordinances through the adoption process as directed. (Q4 2023 - Q1 2024)

3. What page in the submitted plan can this be found?

59

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In June 2023, Kearns repealed and replaced the entirety of its Zoning and Subdivision Ordinances (Titles 18 and 19 of Municipal Code). The adopted ordinances accommodate a range of housing types, including townhomes, live-work units, duplexes, triplexes, and quadruplexes in R-2, R-4, RM, and new Mixed-Use zones. The standards for these housing types were based on model Missing Middle Housing Standards articulated by Opticos Design.

In 2024, Kearns continued to refine its ordinances to improve usability for applicants and implement its housing goals. In June of this year, the City Council adopted amendments to Title 19, which included changes to the setback standards for mixed-use Planned Unit Developments (PUDs). The amendment eliminated the overly complex setback standards that had been adopted for this type of PUD (including requiring front yard setbacks of 15' and side yard setbacks of 20'). Instead, the City amended this language to read that setbacks for mixed-use PUDs (and any other type of PUD) shall be consistent with the setback in the underlying zone. Kearns made several changes to its zoning ordinances in 2023 to facilitate mixed-use development; the 2024 amendments reduce confusion around requirements for mixed-use PUDs and help ensure that this type of development matches the character of the neighborhood in which it is built.

Also in 2024, Kearns started preparing to undergo a strategic planning process. The intent of this process is to review and corroborate the visions and tasks outlined in the General Plan, Master Transportation Plan, Town Center Master Plan, and various service provider plans. Following the review, staff will work with elected officials to craft a document that clearly and cohesively articulates City priorities and defines the key tasks that need to be completed to make progress toward these priorities. Planning staff facilitated an initial discussion with elected officials about the adopted transportation plans and major themes in June 2024. Staff anticipates that the planning process will lead to strategic



rezones within the City to promote the development of land use centers and additional housing opportunities through the City's new mixed-use zones or amended medium-density zones.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

On June 10th, 2024, Kearns adopted amendments to its Planned Unit Development (PUD) Ordinance. These amendments eliminated additional setback standards that applied to Mixed-Use PUDs only. Under the amended ordinance, Mixed-Use PUDs must follow the setback standards of the underlying zone. This change makes the ordinance easier to understand for applicants. It also ensures that the physical form of the PUD development will be harmonious with the character of the existing neighborhood. The City believes that this amendment will help promote mixed-use and multi-family development that matches the scale of single-family housing. As a long-term strategy, promoting a high quality of development in the community can minimize fears that residents hold about higher-density or rental housing.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

There were no barriers encountered in implementing this strategy. The City had planned to initiate more rezones into mixed-use zoning districts in 2024. However, in 2024, the Utah Legislature passed H.B. 35, which converted Kearns and the other four metro

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could



include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Kearns' first test of the amended ordinances may come sooner than expected. In June 2024, Kearns staff supported an application from Housing Connect (Salt Lake County's Housing Authority) for Low-Income Housing Tax Credits at a site along Pieper Boulevard. The proposed project features 11 four-plex and 2 triplex buildings on a 3.1 acre site. The property is currently zoned Residential Multi-Family (RM), a zone which was significantly amended in 2023 to allow for more housing types by-right. The current proposal features a playground, clubhouse, and daycare in addition to residential units; thus, staff anticipates that this project may be completed under the Mixed-Use PUD standards. Staff has spent significant time on the phone with Housing Connect and their contractors. The project would not have been possible under previous ordinances. Housing Connect and the City are currently waiting to hear whether the LIHTC application was successful. If so, the project will proceed through permitting processes. Staff will be monitoring the application process and success of the project to determine how effective amended ordinances were in achieving the City's housing goals.

8. Links to supporting documentation (Optional)

<https://www.utah.gov/pmn/files/1133757.pdf>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Layton city

Who is filling out this report?

Zachary Kadin

Planner II

zkadin@laytoncity.org

8013363771

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

https://www.laytonforward.org/_files/ugd/138371_10b4a0b28ed1494d92864f4221346a27.pdf

Link to general plan, moderate income housing element:

https://www.laytonforward.org/_files/ugd/138371_10b4a0b28ed1494d92864f4221346a27.pdf

Link to website where general plan is posted:

<https://www.laytonforward.org/>

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

A

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.



This is what HCD will use to review progress made and compliance with the implementation plan each year.

Action: •Encourage rezoning of properties within the General Plan’s Urban Districts, Town Centers and Mixed-Use Corridors to allow medium to high density residential housing. Layton adopted a General Plan in 2019 that provided for increased densities in Urban Districts and Town Centers to facilitate the production of moderate-income housing. Layton City recently amended its General Plan in October of 2021 to facilitate a 568 unit master-planned community with single-family homes, townhomes, and multi-family units on a 38-acre site that was previously planned for manufacturing. The property was also rezoned from M-2 (Heavy Manufacturing) to R-H (PRUD) high-density residential by the Land Use Authority in October of 2021. The preliminary plat was approved in April of 2022 and the developer is working toward final plat approval. • Identify any changes from the previous year to the current zoning designations and future land use categories that allow for higher density and/or moderate-income housing development, where these designations are used, and their proximity to the mixed-use downtown, transit station, and commercial and employment centers.

Timeline: • The City will support individual applications that comply with the higher densities allowed in the General Plan and will report on these applications annually. •Incorporate zoning amendments identified, years 2-5.

What page in the submitted plan can this be found?

4, 5

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing “No”. Please make sure you have entered all information up to this point.)

Yes

Strategy 2

Select a moderate-income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element

C

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

Action: CDBG grants are available for households that are considered low to moderate-income. These grants are available for homes that need reroofing, HVAC, utility lines, etc., to make a home habitable. The number of CDBG grants available annually will depend on CDBG funds available for the given year.

Timeline: Grants will be awarded annually to qualified households.

What page in the submitted plan can this be found?

5

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing “No”. Please make sure you have entered all information up to this point.)

Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027;



listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Action: Layton City adopted an accessory dwelling unit (ADU) ordinance on October 1, 2021. The ADU Ordinance addresses internal, attached and detached ADU. • Planning Staff will determine ways to promote and educate residents about the option to add an accessory dwelling unit to their property. • Annually track submitted ADU approvals.

Timeline: The City will track the total number of ADU's approved annually, and report to the State in the annual Moderate-Income Housing Report.

What page in the submitted plan can this be found?

5, 6

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

H

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the



implementation plan each year.

Action: The off-street parking ordinance was adopted on Sept.17, 2020 that reduced the parking demand for multi-family residential development based on location and proximity to transit. The ordinance further allows decreased parking standards for properties within mixed-use zones. Several residential projects have been approved since the off-street parking ordinance was adopted.

Timeline: Layton City staff will track the number of developments utilizing the reduced parking standard and report the number annually.

What page in the submitted plan can this be found?

6

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

G'

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Action: Layton City is exploring a potential height increase to the MU-DO1 zoning district based on a site's location within the Midtown Urban District. The amendment would allow for higher density housing in the Midtown District



between two freeway interchanges.

Timeline: Layton City has adopted regulations for higher densities within MU-DO1 zone. The City will report the developments that take advantage of the increased density to the state in the annual Moderate Income Housing report.

What page in the submitted plan can this be found?

7

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 6

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

W

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Action: • Layton City Planning Staff has attended multiple station area plan meetings and is working with UTA to apply for a TLC grant through WRFC to develop a SAP. • The City is currently reviewing adopted codes and plans, such as Layton City's Downtown Plan and the Mixed Use Transit-Oriented Development Ordinance.

Timeline: • By May of 2023 Layton City will apply for the TLC grant. • The City



anticipates completion of the SAP by 2025.

What page in the submitted plan can this be found?

7

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://www.laytoncity.org/arcgisportal109/apps/experiencebuilder/experience/?id=f4f1c69bf5b048e98eb397416215f8bb>

When did the last zoning map or text amendment occur?

Rezone from Mixed-Use (MU) to Planned Highway Commercial (C-H); Approval



Date: 07/18/2024; Ordinance: 24-20; Address: 282 North Main Street

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

1,432

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Data not available

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc)



and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Data not available

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

367

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Financing, building material and labor cost negatively impact the ability properties being developed.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The total provided for entitled units which have all utilities and infrastructure has been determined by existence of public roads. Units that are to be accessed by private roads or alleys that have yet to be constructed have not been excluded from this total.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?

(select one)

Count of conditional use permits issued



Total known number of Accessory Dwelling Units recorded as of the report submission date:

74

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

19

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing supply data, Housing needs data, Staff resources, Guidebooks for planning and reporting, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

N/A



Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Actions to be taken: • Encourage rezoning of properties within the General Plan's Urban Districts, Town Centers and Mixed-Use Corridors to allow medium to high density residential housing. Layton adopted a General Plan in 2019 that provided for increased densities in Urban Districts and Town Centers to facilitate the production of moderate-income housing. Layton City recently amended its General Plan in October of 2021 to facilitate a 568 unit master-planned community with single-family homes, townhomes and multi-family units on a 38-acre site that was previously planned for manufacturing. The property was also rezoned from M-2 (Heavy Manufacturing) to R-H (PRUD) high-density residential by the Land Use Authority in October of 2021. The preliminary plat was approved in April of 2022 and the developer is working toward final plat approval. • The City will identify any changes from the previous year to the current zoning designations and future land use categories that allow for higher density and/or moderate-income housing development, where these



designations are used, and their proximity to the mixed-use downtown, transit station, and commercial and employment centers.

Timeline to complete actions: • The City will support individual applications that comply with the higher densities allowed in the General Plan throughout 2023. • Incorporate zoning amendments identified, years 2-5.

3. What page in the submitted plan can this be found?

4, 5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City receives calls and schedules meetings on a regular basis with developers who are interested in rezoning properties to allow for additional residential units in Layton. City staff also holds meetings twice weekly with developers to discuss potential development in Layton.

Phase 1 of the Trailside West PRUD Subdivision received final approval in fall of 2023, and final subdivision applications have been submitted for Phases 2A and 2B. Within the Trailside West Subdivision, 13 single-family home, and six town home building permits have been issued, for a total of 41 residential units.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Layton City Council reviewed and staff supported six rezone requested for residential zoning that would allow for increased densities than permitted by the previous zoning districts. Combined, the six rezones totaled 47.78 acres with an overall increase of 77.68 units from previous zoning designation.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.



Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Calls and meetings from developers are scheduled on a regular basis. Development review meetings are held twice weekly with developers interested in projects that would increase the housing units in Layton. The market for rezoning of properties that would allow for additional residential units to be constructed is outside of the City's control. An example of this occurring would be an 18.7 acre property that was rezoned to R-1-10 PRUD in 2022. The project has not moved beyond the rezone due to an increase in construction and other costs. The project included a total of 91 residential units. Developers have indicated that the current cost associated development, including property costs, loan rates, and the overall cost of construction, have created a barrier because they will not allow for a development to be profitable.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Densities in Mixed-Use Corridors have increased because of the rezones that have received approval within these corridors. Layton City has approved several rezones for townhome and multi-family development that are within areas designated as mixed-use or town center. One of the projects is a 5.48 acre site that is designated by the General Plan as Main Street Mixed-Use Corridor. In addition the City worked with the developer to rezone a .99 acre piece of the site from commercial zoning to mixed-use in order to allow for a development that included a 52 townhomes, and 48 apartments.

8. Links to supporting documentation (Optional)

N/A



Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

C

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Actions to be taken: Ten to twelve CDBG grants are available for households that are considered low to moderate-income. These grants are available for homes that need work completed on the HVAC, utility lines, reroofing and etc., to make a home habitable.

Timeline to complete actions: The ten to twelve CDBG grants will be awarded by December 31, 2023.

3. What page in the submitted plan can this be found?

5



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City actively promotes CDBG grants available on the City's website, blog, new releases, and other social media accounts. The City has continued to issue CDBG grants to qualified households. Home repair grants can range from as low as \$3,000 per household to \$11,000. Layton currently has \$33,000 remaining for this activity in 2024. Between August 1, 2023 and July 31, 2024, one Home Repair Grant was issued.

Current planned uses for the balance of the \$33k for home repair include reprogramming funds to assist with Layton City's Home Down Payment Assistance Program. Qualified low-to-moderate-income households can qualify for a \$10,000 grant to apply towards the down payment on their home.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The CDBG Annual Action Plan (AAP) was adopted by the City Council as Resolution 23-22 on June 1, 2023. The AAP allocates the distribution of the CDBG funds for various programs and grants.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

There is a substantial amount of interest in the program, however, few households are able to qualify for the grant due to U.S. Department of Housing and Urban Development (HUD) Household Income Limits. Many of the applicants for this grant earn above HUD's Household Income Limits. The 2024 HUD Household Income Limits for Layton are as follows: 1 person - \$61,850; 2 person - \$70,650; 3 person - \$79,500; 4 person - \$88,300; 5 person - \$95,400; 6



person - \$102,450; 7 person - \$109,500; 8 person - 116,600. One application was received recently for a 4 person household which was denied due to the HUD Household Income Limit being exceeded by approximately \$1,000.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The issued grant has allowed for preservation of an existing unit occupied by a low to moderate income household. This has allowed a household to stay in their unit and maintain their current house payment.

8. Links to supporting documentation (Optional)

N/A

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:



- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Actions to be taken: Layton City adopted an accessory dwelling unit (ADU) ordinance on October 1, 2021. The ADU Ordinance addresses internal, attached and detached ADU. Planning Staff will determine ways to promote and educate residents about the option to add an accessory dwelling unit to their property. Annually track submitted ADU approvals.

Timeline to complete actions: Add an informational handout to the Layton City Website to educate about and promote accessory dwelling units by the second quarter of 2023. The City will include the total number of ADU approvals by June 30, 2023 in the annual Moderate-Income Housing Report.

3. What page in the submitted plan can this be found?

5, 6

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff actively takes calls and meets with individuals who are interested in constructing an ADU on their property. Staff encourages the construction of ADU's. In situations where a proposed ADU does not meet City and/or State requirements, staff works with the individuals to find possible alternatives to allow the construction of the ADU on their property. An ADU information handout has been posted on the City's website since October 2021. The ADU handout was modified in 2024 to clarify certain requirements that were commonly misunderstood by the public.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

No additional land use regulations or land use decisions have been taken between August 1, 2023 and July 31, 2024 specific to the implementation of this strategy. On September 16, 2021 Layton City adopted Ordinance 21-23, in accordance with State Code, reduced the restrictions for Accessory Dwelling Units (ADU), enabling internal and attached ADU's to be constructed on all single-family zoned parcels, and detached ADU's on single family zoned parcels 6,000 square feet and larger. Since the adoption of Ordinance 21-23, Layton has issued 33 building permits for ADU's.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Financing, building material and labor costs negatively impact the ability of many homeowners to construct an ADU on their property.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Staff anticipates a steady number of building permits for ADU's to be received annually. In 2023, 20 ADU building permits were issued, and 11 have already been issued 2024, with 4 additional ADU building permits currently under review.



8. Links to supporting documentation (Optional)

N/A

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Actions to be taken: The off-street parking ordinance was adopted on Sept.17, 2020 that reduced the parking demand for multi-family residential development based on location and proximity to transit. The ordinance further allows decreased parking standards for properties within mixed-use zones. Several residential projects have been approved since the off-street parking ordinance was adopted.

Timeline to complete actions: Throughout 2023 Layton City staff will track the



number of developments utilizing the reduced parking standard and report the number by June 30, 2023.

3. What page in the submitted plan can this be found?

6

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City's off-street parking ordinance allows reduced parking requirements for projects near transit locations. Between August 1, 2023 and July 31, 2024, the City has approved the building permit for a large mixed use project near the Front Runner transit station. The project is located across the street from the Front Runner station, and includes a 253 unit apartment building and two commercial buildings. The project utilized the reduced parking standard in its design. Under the previous ordinance, 438 parking stalls would have been required for the apartment portion of the development. The current ordinance required only 362 parking stalls for the apartment portion of the development, a reduction of 76 parking stalls. The reduced parking standard allowed for an additional 54 one-bedroom units.

In addition, a 248 unit apartment complex project which received a building permit in 2022 was completed in 2024 that is located near the Front Runner transit station, and utilized the off-street parking reductions. Under the previous ordinance, 504 parking stalls would have been required for the development. The current ordinance required the development to provide only 358 parking stalls, a reduction of 106 parking stalls. The reduced parking standard allowed for an additional 84 one-bedroom units.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No additional land use regulations or land use decisions have been made between August 1, 2023 and July 31, 2024. As indicated in response to the questions above, the off-street parking ordinance was adopted in 2020, which allows for reduced parking required for projects within close proximity to transit



stations.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

As with other strategies, market forces have delayed projects where reduced parking standards have been applied.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The City allows for reduced off-street parking for projects within close proximity to transit stations. In total, 500 residential units within close proximity to the Front Runner transit station were approved that utilized the reductions permitted by the existing off-street parking ordinance.

8. Links to supporting documentation (Optional)

N/A

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Actions to be taken: Layton City is exploring a potential height increase to the MU-DO1 zoning district based on a site's location within the Midtown Urban District. The amendment would allow for higher density housing in the Midtown District between two freeway interchanges.

Timeline to complete actions: Layton City will initiate the amendment process in the first quarter of 2023 and forward to the Planning Commission for review by May 30, 2023; with anticipated review by the City Council by July 2023.

3. What page in the submitted plan can this be found?

7

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

In July 2023, the City adopted Ordinance 23-06 which increased the maximum height permitted within the MU-DO1 zoning district. Since the adoption of the Ordinance 23-06, the City has not received any land use applications for development utilizing the increased height in the MU-DO-1 zoning district.

The City has continued to have discussions with developers regarding higher density projects within the MU-DO1 zoning district. The City provides developers with feedback for each proposal.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Ordinance 23-06 was adopted in July 2023, which clarified the areas the MU-DO1 (Mixed Use - Design Overlay) zone is permitted, and increased the maximum height permitted within the MU - DO1 zone from 60 feet to 72 feet. The increased maximum height standard addresses concerns presented by developers that an increase in the height permitted would allow for developments to be profitable.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None. The process for adoption of the ordinance included determining an appropriate setback from existing residential homes. As with other strategies, projects that could utilize this standard have been discussed with developers and encouraged by the City

7. Describe the changes observed and any other market responses identified



as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since the adoption of Ordinance 23-06, the City The City has not received any applications from developers to rezone properties within the area designated for the DO-1 overlay.

8. Links to supporting documentation (Optional)

N/A

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

W

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
 i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
 ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Actions to be taken: Layton City Planning Staff has attended multiple station area plan meetings and is working with UTA to apply for a TLC grant through WRFC to develop a SAP. The City is currently reviewing adopted codes and plans, such as Layton City's Downtown Plan and the Mixed Use Transit-Oriented Development Ordinance.

Timeline to complete actions: By May of 2023 Layton City will apply for the TLC grant he City anticipates completion of the SAP by 2025.

3. What page in the submitted plan can this be found?

7

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Before May 2023, Layton City applied for a TLC (Transportation Land Use Connection) grant through WFRC to assist in the development of SAP. Layton City received an award of \$90,000. A consultant was chosen in 2023. The City is actively working with the consultant, and meets with them regularly. We have divided the SAP project into three sections; Discover, Ideation, and Synthesis. We have completed the majority of the Discover section which includes the project launch, review of existing plans and relevant information, and analyzing of the data and information gathered. While a majority of the area is already zoned for high density housing, we have further identified specific areas where increased density may be appropriate. We have also started the education and community outreach process which is outlined under section 2, Ideation. We anticipate public meetings will be help during the fourth quarter of the year to receive public input.

The City has continued to review adopted codes and plans. When the SAP is completed, the City will be begin drafting ordinances to implement recommendations outlined in the SAP.

5. Describe each land use regulation or land use decision made between August



1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Due to Strategy 6.2 (W) being associated with the development of a SAP, there have not been any additional land use regulations or land use decisions made between August 1, 2023 and July 31, 2024. When the SAP is completed, the City will begin drafting ordinances to implement recommendations outlined in the SAP. Any ordinances adopted will be included in the MIHP progress reporting in subsequent years. The SAP will be completed by the end of 2025.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None. Due to the development of the SAP being in the preliminary stages, there have not been any barriers to report on at this time. Any barriers encountered during the development of the SAP will be documented and included in the Moderate Income Housing Plan (MIHP) progress reporting in subsequent years.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Due to Strategy 6.2 (W) being associated with the development of a SAP, there is not a market response to report on at this time. The City anticipates discussions with developers to begin when the SAP has been completed. At that time, the City will have a

8. Links to supporting documentation (Optional)

N/A



Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Lehi city

Who is filling out this report?

Brittney Harris

Planner 3

bharris@lehi-ut.gov

385-201-2516

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2641593/Ord_37-2024.pdf

Link to general plan, moderate income housing element:

<https://www.lehi-ut.gov/wp-content/uploads/2013/09/Moderate-Income-Housing-Element.pdf>

Link to website where general plan is posted:

<https://www.lehi-ut.gov/government/public-meetings/planning/general-plan/>

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

W

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.



This is what HCD will use to review progress made and compliance with the implementation plan each year.

Strategy 1: Update the Lehi Thanksgiving Point Frontrunner Station Area Plan to meet requirements for certification.

- Work with MAG to understand what updates are needed and make the updates.

Timeline

Summer 2024- Updates complete on the Station Area Plan.

Strategy 2: Continue work on the North Lehi, Hospital and 2100 North and the Downtown Area Plans

- Work with consultants on individual projects.
- Keep moving forward towards adoption on all three plans.
- Submit the North Lehi and the Hospital and 2100 North Station Area Plans for final approval.

Timeline

August 2023 and 2024- weekly meetings and work on the station area plan.

Fall 2024- Begin the process of approval for the North Lehi and Hospital and 2100 North Station Area Plans

Spring 2025- Begin the process of approval for the Downtown Lehi Station Area Plan

What page in the submitted plan can this be found?

11

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes



Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

Q

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

Strategy 1: Adopt a housing and transit reinvestment zone around the Lehi Frontrunner Station

- City Council adopt the HTRZ zone.
- Work on a Development Agreement with the HTRZ and the developers.

Timeline

September 2023- Adoption of the HTRZ zone by City Council

August 2024- Adoption of the Development Agreement with the HTRZ and developers

2024-2025 - Implementation of the HTRZ and evaluation of the resulting developments.

What page in the submitted plan can this be found?

11

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes



Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

G'

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Strategy 1: Review the approved Mixed-Use projects, number of units, and the remaining density

- Create a map of proposed and approved mixed-use projects with the number of units. And how many units per acre each one was.
- Evaluate the units left.

Timeline

Spring and Summer 2024- create map of all proposed and approved mixed-use projects

Fall 2024- review numbers with the Planning Commission and City Council in work sessions. And evaluate the success of the new units in the Mixed-Use zone.

What page in the submitted plan can this be found?

11-12

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No".)



Please make sure you have entered all information up to this point.)

Yes

Strategy 4

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Strategy 1: Evaluate the impact of allowing Detached Accessory Dwelling Units (ADUs) on 1/3 acre lots

- Prepare a map of all of the detached ADUs approved, and the size of the lot
- Report to the City Council on the number of detached ADUs on 1/3 acre lots
- Conduct a survey to understand why people have not submitted for more detached ADUs

Timeline

Summer 2024-Analysis of the existing detached ADUs

Fall 2024-Survey to Lehi Residents about detached ADUs

Winter 2024-2025- Presentation to the Planning Commission and City Council on the number of ADUs



What page in the submitted plan can this be found?

12

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

Z

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Strategy 1: Work with the development community to create a proposal to amend the Development Code to create an affordable housing overlay zone

- Create a draft for an attainable housing overlay zone that allows a Development Agreement between the City and the Developer
- Work with the Planning Commission and City Council to get it approved

Timeline

Spring and Summer 2024-Work with different departments and development community to draft proposed wording for Development Code Amendment

Fall 2024- Submit the proposed Development Code Amendment for approval



What page in the submitted plan can this be found?

12-13

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 6

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Strategy 1: Continue to participate in the Utah Valley Home Consortium

- Review projects and vote on how to use funds available by the Home Consortium

Timeline

Strategy 1: Encourage developers, builders and residents in Lehi City to apply for the funds available through the Utah Valley Home Consortium

- Create information sheets to hand out encouraging people to apply
- Encourage those who might qualify to apply

Timeline

March 2024- Review and approve projects that were submitted for the Home



Consortium funds.

Fall 2024- Put together an information sheet on the Home Consortium and how to apply for funds.

What page in the submitted plan can this be found?

13

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://lehi.maps.arcgis.com/apps/webappviewer/index.html?id=4c6a85c200fc46099009c812914a9e0d>



When did the last zoning map or text amendment occur?

July 9, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

3,284

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

2,125

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

5,288

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

1,241

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Infrastructure is a large barrier. Water source, storage and transmission lines are all a huge issue. We also have roadway capacity concerns because of all of the other high growth cities that use our roads to get to I-15. Power infrastructure is also a huge concern for most developers. Ever since 2020, transformers have been backordered out many months to years. Also politically there are concerns with growing too large, those concerns seem to in large part come because of the high growth of neighboring cities. If we built more dense and that limited their density, the political will would likely be stronger for higher densities in our city.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The Skye Development in Lehi includes 2,736 units. They just need to get water and sewer infrastructure in place to start building these units.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your



ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other

Count of ADU applications

Total known number of Accessory Dwelling Units recorded as of the report submission date:

198

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

7

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

n/a

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

n/a

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Case studies for strategies, Education on partnering with nonprofit organizations or housing authorities



Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

I think the State should reevaluate the goals, a lot of them do not seem effective at increasing housing affordability, they seem to serve other purposes (like the station area plans).

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

W

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy 1: Update the Lehi Thanksgiving Point Fronrunner Station Area Plan to meet requirements for certification.

- Work with MAG to understand what updates are needed and make the updates.



Timeline

Summer 2024- Updates complete on the Station Area Plan.

Strategy 2: Continue work on the North Lehi, Hospital and 2100 North and the Downtown Area Plans

- Work with consultants on individual projects.
- Keep moving forward towards adoption on all three plans.
- Submit the North Lehi and the Hospital and 2100 North Station Area Plans for final approval.

Timeline

August 2023 and 2024- weekly meetings and work on the station area plan.

Fall 2024- Begin the process of approval for the North Lehi and Hospital and 2100 North Station Area Plans

Spring 2025- Begin the process of approval for the Downtown Lehi Station Area Plan

3. What page in the submitted plan can this be found?

10

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff has worked with MAG to implement feedback on updates needed for the Frontrunner Station Area Plan in order to get it certified. Edits have been taking place and it will be ready to resubmit for review at the end of July.

Staff continues to work with the various consultants on our other (North Lehi, Hospital/2100 North, and Downtown) Station Area Plans. Public meetings have been held and analysis taken place. The North Lehi Station Area Plan is now under review for the written document and will soon be ready to go forward for adoption by the Planning Commission and City Council. The Hospital and 2100 North Station Area Plan has a preferred concept and the beginning of a written draft. The Downtown plan is still in the gathering and analyzing data stage. They have held a public open house, online engagement opportunities, and talked with key stakeholders.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No new land use decisions have taken place, but next year with the adoption of the Station Area Plans, land use decisions will be made.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The North Lehi Station Area plan experienced some delays with differences of opinions between city staff, UDOT, and UTA on the location of a future highway interchange. Discussions took place to move the interchange to the least impactful location for the future station.

The continual barrier is the lack of a timeline on when the future transit line will come to Lehi. This impacts all of the new Station Area Plans.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

There have not been any new units built based on the any of these station area plans yet. A variety of reasons impact this. For the frontrunner Station Area Plan, applicants did apply to built the project. UTA and the City decided that none of those who applied would hold true to the vision in the Station Area Plan and the overall vision for a transit oriented community. The decision was made to wait for a developer who is willing and able to follow the vision.

The other station area plans have some limits on what can be built right now and so applications have not been made.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Thanksgiving Pointe Station Area Plan-June 2024 Edits.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

Q

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy 1: Adopt a housing and transit reinvestment zone around the Lehi Frontrunner Station

- City Council adopt the HTRZ zone.
- Work on a Development Agreement with the HTRZ and the developers.

Timeline

September 2023- Adoption of the HTRZ zone by City Council



August 2024- Adoption of the Development Agreement with the HTRZ and developers

2024-2025 - Implementation of the HTRZ and evaluation of the resulting developments.

3. What page in the submitted plan can this be found?

10

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In September 2023, the City Council adopted the HTRZ zone for the Thanksgiving Point Area around the Frontrunner.

The Economic Development Director has been working the developer and City Council on a Development Agreement for the further implementation of the HTRZ funds.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The HTRZ was adopted by the Housing and Transit Reinvestment Zone Committee on November 13, 2023

The City has been working on a HTRZ Participation Agreement and a Development Agreement relating to the use of HTRZ funds, they are close to being done and will go to City Council for approval next month.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the



implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The biggest barrier to getting the HTRZ moving forward is getting the developers to start construction.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

There are no market responses yet.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
Gardner Stack Thanksgiving Station Participation Agreement - 3 (Ryan Edits).docx

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:



- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy 1: Review the approved Mixed-Use projects, number of units, and the remaining density

- Create a map of proposed and approved mixed-use projects with the number of units. And how many units per acre each one was.
- Evaluate the units left.

Timeline

Spring and Summer 2024- create map of all proposed and approved mixed-use projects

Fall 2024- review numbers with the Planning Commission and City Council in work sessions. And evaluate the success of the new units in the Mixed-Use zone.

3. What page in the submitted plan can this be found?

10-11

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff mapped the location and number of all approved mixed-use projects and presented the map to the City Council at a work session on July 2, 2024. This led to a discussion about gentle density and the idea of looking into allowing more density in the downtown area.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

No new land use regulations or decisions but a discussion and starting the conversation around adding gentle density.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The perception about density and fears of losing the historic nature of the downtown area take a while to discuss and overcome. The Council is moving in that direction slowly but there are still a lot of concerns.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We get a lot of phone calls about residential in the mixed-use zone and there have been a handful of applications. The desire to build residential is there, but it is hard to find good projects that include a mixture of residential and commercial which is what the mixed-use zone envisions and requires.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?



(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

X

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy 1: Evaluate the potential to add more duplexes, twin homes, and other multifamily dwellings in the downtown area as part of the Downtown Area Plan

- Consultants evaluate density available for the downtown area and benefits of developing with smaller infill development.
- Consider design requirements for new construction in the downtown area that maintain the historic look and feel.

Timeline

Summer 2024- Analysis of the Downtown Area Plan density and development

Fall 2024- Recommendation of Design Requirements for new construction in historic downtown area.



3. What page in the submitted plan can this be found?

11

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

May 28, 2024 the City Council adopted the new timeline with the goals and strategies and had a long conversation about this goal. They did agree to look into reducing the downtown spacing overlay but had strong reservations.

July 2, 2024 as part of the discussion on the mixed-use zone and gentle density, the City Council revisited this idea. Again with hesitancy but more willingness to look into the idea of reducing the downtown spacing overlay.

Staff has done research on other downtown areas that allow for more density. Future presentations will focus on what has happened in other cities' more historic areas as they have allowed density.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use decision just discussion and an openness to look into allowing more density downtown.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

This goal has met the biggest opposition because of fears about the impact on the historic character of downtown. It takes a long time to be able to adequately understand and address these fears and concerns. One year is not enough time, it takes consist work over the course of several years.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No market response yet.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

Strategy 1: Evaluate the impact of allowing Detached Accessory Dwelling Units (ADUs) on 1/3 acre lots

- Prepare a map of all of the detached ADUs approved, and the size of the lot
- Report to the City Council on the number of detached ADUs on 1/3 acre lots
- Conduct a survey to understand why people have not submitted for more detached ADUs

Timeline

Summer 2024-Analysis of the existing detached ADUs

Fall 2024-Survey to Lehi Residents about detached ADUs

Winter 2024-2025- Presentation to the Planning Commission and City Council on the number of ADUs

3. What page in the submitted plan can this be found?

11

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

A map was created of all of the approved detached ADUs on the 1/3 acre lots and then it was presented to the City Council on July 2, 2024. We have not had any approved ADUs below the half acre requirement we used to have. Maybe it will just take more time or our setbacks are too restrictive. We discussed the idea of going down to 1/4 acre lots.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use regulations or decisions just analysis of the change in regulations last year.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Utility capacity continues to be the biggest conversation around allowing more ADUs.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

There was not an increase in detached ADU applications and in fact no ADUs between 1/3 acre to 1/5 acre applied.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
ADUdata.JPG

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

Z

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy 1: Work with the development community to create a proposal to amend the Development Code to create an affordable housing overlay zone

- Create a draft for an attainable housing overlay zone that allows a Development Agreement between the City and the Developer
- Work with the Planning Commission and City Council to get it approved

Timeline

Spring and Summer 2024-Work with different departments and development community to draft proposed wording for Development Code Amendment

Fall 2024- Submit the proposed Development Code Amendment for approval

3. What page in the submitted plan can this be found?

11-12

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff worked with a developer to discuss and then ultimately draft an ordinance for a "critical homeownership overlay zone". It is a market driven approach to provide attainable housing without any subsidies. We have had several



members of the City Council involved in the drafting process as well. It went to DRC for review on July 17, 2024 and will go to Planning Commission for review in August.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No official land use regulations or decisions have been made yet. Just a proposal and lots of conversations with the City Council.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Staff time for review and writing of the proposed ordinance. And some Council opposition, though most are in favor.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No market response yet.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
CRITICAL HOMEOWNERSHIP DEVELOPMENT ZONE_CHAPTER XX_7.17.24 DRC



Updates.docx

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 7

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy 1: Continue to participate in the Utah Valley Home Consortium

- Review projects and vote on how to use funds available by the Home Consortium

Timeline

Strategy 1: Encourage developers, builders and residents in Lehi City to apply for the funds available through the Utah Valley Home Consortium

- Create information sheets to hand out encouraging people to apply
- Encourage those who might qualify to apply

Timeline

March 2024- Review and approve projects that were submitted for the Home



Consortium funds.

Fall 2024- Put together an information sheet on the Home Consortium and how to apply for funds.

3. What page in the submitted plan can this be found?

12

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Throughout the year, staff has reviewed different applications for federal funds.

Staff attended presentations in September 2023 and March 2024 to review applications and vote how to use available funds to support a variety of projects.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Continual financial support of the HOME consortium.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No barriers besides less applications because of increased building expenses and higher interest rates.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No new market response.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Lindon city

Who is filling out this report?

Michael Florence

Community and Economic Development Director

mflorence@lindon.gov

(801) 785-7687

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

July 15, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose



of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

459

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

32

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

297

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows



that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

558

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Current market and financing conditions are currently the biggest barriers in developing additional units. In Lindon, ICO Development has recently put a 380 unit multi-family development on hold until interest rates come down. In addition, a 60 unit townhomes development stopped construction after building 20 units due to high interest rates.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

In order to support more affordable housing options Lindon City recently renegotiated its development agreement with Ivory Homes for the final phase of a Master Planned Development called Anderson Farms. In 2016, Ivory Homes and Lindon City approved a development agreement for 500 single-family homes and townhomes and 380 multi-family units. The original final phase allowed for 96 rental townhomes. Ivory Homes and Lindon City amended the agreement to allow for additional for sale single-family units with varying lot sizes. The final phase was divided into four sections that better support housing affordability and reduce infrastructure improvements with the following lot types: 13 lots ranging from 15,584 square feet to 8,336 square feet, 7 lots ranging from 7,013 square feet to 6,135 square feet, 25 lots with lots ranging from 3,688 square feet down to 2,924 square feet, and 30 platted townhome units ranging in size from 1,176 square feet to 2,009 square feet. Site work is currently occurring for this final phase and building permits should be issued later this year or first of next year.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your



ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

313. In the 2023 reporting year Lindon reported 266 accessory dwelling units. The city recently did a record review from the 1990's and found an additional 29 approved units. The city has 298 existing and approved ADU's and 13 new ADU's during the 2023-20

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

15

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

Lindon does not charge a business license fee for ADUs

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Planning technical assistance, Model ordinances, Case studies for strategies, Reporting technical assistance, Guidebooks for planning and



reporting

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Plan

1. Lindon City has record of 243 legal accessory dwelling units. The city would like to create a baseline of not only how many ADU units we have but also the average rental rate to help determine how many moderate-income accessory dwelling units are within the city. By October 1, 2023 the city will create a



resident survey to help determine the number of units and average rental rate.

2. To help make sure that all ADUs are safe and accounted for, over the next two years the city will evaluate how to implement "hold harmless" or "amnesty" program for existing but not approved ADU owners.
3. Perform a yearly review of the number of building permits issued and a yearly review of the ADU ordinance.
4. Promote yearly an ADU article through the city newsletter and social media accounts

For the August 1, 2023 - July 31, 2024 report period Lindon City focused on the following implementation timelines and benchmarks:

1. Lindon City will be working on the resident survey in 2024-2025 reporting year. City staff discussed this items at the city council meeting on May 20, 2024 that this would be an ongoing strategy for the next reporting year.
2. Implementing a "hold harmless" or "amnesty" program for existing but not approved ADU owners, performing a yearly review of the number of building permits issued and a yearly review of the ADU ordinance, and to promote ADU's through the city newsletter and social media.
3. Perform a yearly review of the number of building permits issued and a yearly review of the ADU ordinance
4. Promote yearly an ADU article through the city newsletter and social media

3. What page in the submitted plan can this be found?

Page 91 of the Lindon City General Plan

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Lindon City has approved accessory dwelling units for over 25 years. In 2021, Lindon City amended its accessory dwelling unit ordinance to comply with updated HB 82 requirements from the Utah legislature (Lindon Ordinance 2021-10-O). Since 2021, when HB 82 went into effect, the city has approved 62 new accessory dwelling units. In November 2022, Lindon City again amended its Accessory Dwelling Unit code to allow for detached ADU's to be located in the front yard of residential properties that have a lot depth of 250' or more (Lindon



Ordinance 2022-16-O). Lindon City has updated its accessory dwelling unit code each year of the past 4 years to make the ordinance less restrictive and to promote ADU construction (Lindon Ordinances 2019-6-O, 202-14-O, 2021-10-O, 2022-16-O). Lindon City also updated its Accessory Apartment Handbook which provides residents a guide for homeowners who want to add an ADU to their single-family home - updated July 2023. (adu handbook - https://media.rainpos.com/442/Accessory_Apartment_Handbook_Final_20220623112522.pdf)

2. To help ensure that all ADUs are safe and accounted for, over the next two years the city will evaluate how to implement "hold harmless" or "amnesty" program for existing but not approved ADU owners.

Over the past two years Lindon City has been researching national best practices for helping homeowners bring existing and often times illegal accessory dwellings units into compliance. Lindon has approximately 290 legal accessory dwelling unit and according to some accounts a similar number of illegal accessory dwelling units. Lindon City has had an accessory dwelling unit ordinance for more than 25 years. In the mid 1990's Lindon City allowed existing non-permitted accessory dwelling units to receive amnesty from any permitting if homeowners came forward and let the city know they had an accessory dwelling unit. At that time the city granted amnesty to approximately ... homeowners. May 20, 2024 city staff presented an Acknowledgement of Previously Unapproved Accessory Dwelling Unit program to help homeowners make their existing unapproved accessory dwelling unit legal. The program has a building code self-assessment questionnaire about the unit and provides a frequently asked questions section to help answer questions about the program and building code requirements. During the reporting period Lindon City has had two homeowners so far make their accessory dwelling units legal with very little investment.

3. Perform a yearly review of the number of building permits issued and a yearly review of the ADU ordinance.

On May 20, 2024 Lindon City staff presented to the city council the number of accessory dwelling unit building permits issued to that point in the reporting year. City staff also discussed with the council if any changes were needed to the accessory dwelling unit ordinance. At this time no changes are proposed and the public seems to be satisfied with the ordinance.

4. Promote yearly an ADU article through the city newsletter and social media accounts.

Lindon City publish on Facebook and Instagram information regarding accessory dwelling units on December 29, 2023. The city also published an article in the Lindon City Newsletter in the January 2024 edition. The social media and newsletter postings both directed residents to Lindon's Accessory



Dwelling Unit Handbook which provides guidance when developing attached and detached accessory dwelling units.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Lindon City staff presented the Acknowledgement of Previously Unapproved Accessory Dwelling Unit program to the city council for recommendations and feedback. A land use ordinance or resolution was not required for implementation of this program but the city council did provide good feedback to the program and is supportive of helping resident bring their accessory dwellings units into compliance, have an accurate account of the number of units, and provide safe housing for tenants.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Lindon City is not aware of any barriers in implementing this strategy. The city has been a strong supporter of accessory dwelling units for over 25 years. The only implementation delay that Lindon had was doing a resident survey. We focused more on the Acknowledgement of Previously Unapproved Accessory Dwelling Unit program and how to help residents bring illegal units into compliance. The resident survey will be a focus of 2024-2025 reporting year.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households



displaced during redevelopment, changes in rents, etc.

Since 2021 when HB 82 was adopted by the Utah Legislature Lindon City has approved building permits for 62 accessory dwelling units. In 2024 Lindon city approved building permits for 15 accessory dwelling units and has a current total of approximately 313 units. Accessory dwelling units in Lindon have a significant affect on housing affordability. Lindon does not have a transit station or large areas for multi-family development. Accessory dwelling units have met a market need by providing moderate-income housing, helping current residents afford to stay in their home, and help new homeowners overcome the burden of getting into a home.

8. Links to supporting documentation (Optional)

Lindon City General Plan: https://media.rainpos.com/442/ADOPTED_24_0206_Lindon_City_General_Plan_FINAL_compressed.pdf

Attachment to supporting documentation (Optional)

ADU Documentation.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

S

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes



the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Lindon City allows for internal, detached, and substantially detached (ADU's connected by a covered walkway) accessory dwelling units. The city currently charges (until 2023) a parks and public safety impact fee of \$1,814 for each detached and substantially detached accessory dwelling units. In order to help increase the number of detached and substantially detached accessory dwelling units the city proposed to eliminate this impact fee.

Implementation Plan:

1. The city generally does a number of budget amendments during each fiscal year. Lindon City proposes as part of the February 2023 budget amendment to eliminate impact fees for detached and substantially detached accessory dwelling units.

2. With the yearly newsletter and social media posts the city will advertise the impact fees for detached and substantially detached ADU's have been eliminated.

3. The city will create a 2022 baseline number of detached and substantially detached accessory dwelling units in order to document how many new units are created.

For the August 1, 2023 - July 31, 2024 report period Lindon City focused on the following timelines and benchmarks:

1. Publishing a yearly newsletter article and social media post regarding accessory dwelling units and the elimination of impact fees for not only detached units but all ADU's. Lindon City eliminated impact for detached accessory dwelling units on March 6, 2023 (Resolution 2023-02-R).

2. Setting a baseline number of detached and substantially detached accessory dwelling units.

3. What page in the submitted plan can this be found?

91-92 of the Lindon City General Plan

4. Describe each action taken between August 1, 2023 and July 31, 2024 to



implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

1. Lindon City published a social media article on December 29 that impact fees for detached and internal accessory dwelling units had been eliminated by the Lindon City Council (Resolution 2023-02-R - July 3, 2023). A newsletter article was also published in the January newsletter with this same information. Lindon City also updated its accessory dwelling unit handbook with this information. This change is also reflected in the Lindon City Consolidated Fee Schedule.

2. Lindon City reviewed all building permits on file for detached accessory dwelling units. This allowed the city to create a baseline of the number of detached accessory dwelling units and can better track how many units are approved each year. The city will also be able to better understand the effects of reducing regulations and impact fees have on constructing detached accessory dwelling units. From our research, it appears that Lindon City has nine detached accessory dwelling units. One new detached accessory dwelling unit received approval during the 2024 reporting period. Three new detached accessory dwelling units have been constructed since March 26, 2023 when the Lindon City Council passed Resolution 2023-02-R to eliminate impact fees. Homeowners have saved approximately \$1,814 each (\$5,442 combined total) in impact fees since the Lindon City Council eliminated impact fees for detached accessory dwelling units.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The major land use decision for this strategy occurred in 2023 when the Lindon City Council passes Resolution 2023-02-R to eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit. Lindon City staff is now tracking how many new units are approved each year and proactively providing information to residents and home builders about the waiver of impact fees for detached and internal accessory dwelling units.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the



implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The cost of constructing a detached accessory dwelling units seems to be the biggest barrier. Even though Lindon City eliminated homeowner impact fees of \$1,814 for detached accessory dwelling units the construction cost barrier is higher than with an internal accessory dwelling unit. During this reporting period Lindon City approved one detached accessory dwelling unit and twelve internal accessory dwelling units.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Lindon City has approved three detached accessory dwelling units since implementing the strategy of eliminating impact fees for detached accessory dwelling units. Typically Lindon City approves one detached accessory units every few years. Previous to this change there were a number of years where Lindon City did not approve any detached accessory dwelling units.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
Articles ADU Documentation.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Lindon City has two active redevelopment project areas which are the 700 North Community Development Area and the Lindon Park Community Reinvestment Area. Lindon City Redevelopment Agency is setting aside 5% of the budget for housing preservation. The second area is the Lindon Park Community Reinvestment Area which the city is setting aside 10% of the project budget for housing.

Implementation Plan

700 N. CDA

1. The city will complete an annual review starting in 2023 with the RDA board to present how the set aside funds are being utilized to create or subsidize moderate-income housing.

2. In 2023, city staff will present to the RDA Board/City Council potential ways in which the city could use set aside funds to participate with developers.

3. The city will actively work with developers on project proposals in order to support the utilization of set aside

funds.

Lindon Park CRA

1. The city will complete an annual review starting at the beginning of 2023 with the RDA board to present how the

set aside funds are being utilized to create or subsidize moderate-income housing.

2. In 2023, city staff will present to the RDA Board/City Council potential ways in which the city could use set aside funds to

participate with developers.



3. The city will actively work with developers on project proposals in order to support the utilization of set aside funds.

For the August 1, 2023 - July 31, 2024 report period Lindon City focused on the following timelines and benchmarks:

1. For both the 700 N. and Lindon Park Project areas the city will complete an annual review of set aside funds and how those funds are being utilized to create or subsidize moderate-income housing.
2. In 2023, city staff will present to the RDA Board/City Council potential ways in which the city could use set aside funds to participate with developers.
3. The city will actively work with developers on project proposals in order to support the utilization of set aside funds.

3. What page in the submitted plan can this be found?

92-93 of the Lindon City General Plan

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

1. City staff met with the Lindon City Council on May 20, 2024 to discuss and complete an annual review of set aside funds for both the 700 N. CDA and Lindon Park CRA. From when the two project areas were "triggered" the City Redevelopment Agency has collected approximately \$45,000 in set aside funds. As city staff presented options to the council their desire is to use the set aside funds within the 700 N. project area and to work with developers on housing options. The 700 N. CDA has a few commercial and residential developments that have been constructed but there is still approximately 182 out of 287 acres (including roads) that remain to be developed. Lindon City is beginning to see renewed development interest in the vacant land in the 700 N. project area. In addition, the 700 N. CDA will not expire until 2039. The Lindon Park CRA is a one lot CRA/development for an auto dealership. The dealership is under construction and will open in August 2024. The Lindon Park CRA is a fairly new project area that also won't expire until 2039. It is anticipated that over the next few years the housing set aside will increase at a higher rate than it has once new development is constructed.



As a summary for these two project areas:

1. Lindon City staff met with the city council on May 20, 2024 and presented an annual review of current set aside funding numbers and options for how to use those funds; (see attachments)
2. With changes to State law the city has additional options in partnering with other outside agencies in using set aside funds. However, the Lindon City Council wants to use those funds within Lindon and the 700 N. CDA. (see attachments)

Forty acres of the 700 N. CDA is under contract by a housing developer. Lindon City staff have met with the developer numerous times since they put the property under contract but specifically the city and developer have discussed using RDA set aside funds for housing on February 12, 2024 and May 15, 2024. The developer is required to close on portions of the property prior to the end of 2024 so the discussions about using set aside funds will continue.

The Lindon Park CRA has been "triggered" and the automobile dealership being constructed on the site will open in August. The following years until 2039 the city will see consistent funding for the housing allocation.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

At this point formal land use decisions to utilize 700 N. RDA set aside funds have not yet been committed due to the fact that the residential developer of the 700 N. CDA still reviewing their due diligence on purchasing the property. Lindon City is collecting RDA set aside funds each year and is committed to using those funds for housing in the 700 N. CDA project area. In accordance with HB 465 (2024) Lindon City plans on spending, encumbering or allocating these funds within required timeframes. Lindon City is committed to using these funds within Lindon City and specifically the 700 N. CDA.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in



describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

There are a number of barriers that the city is working with allocating RDA set aside funds as follows:

1. The current residential developer who has 40 acres under contract is still doing his due diligence
2. Due to slower growth in the 700 N. CDA Lindon does not have substantial set aside funds. However, renewed development interest in the corridor is beginning and this will help future funding.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Lindon City is actively working with a residential developer for the 700 N. CDA and that developer is in the due diligence process. This is the most interest that the City has seen since prior to 2020 and Covid. There is a significant amount of new development in the surrounding areas which is beginning to increase development opportunities in Lindon and the 700 N. CDA project area.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
RDA Set Aside Docs.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
 - i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
 - ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Lindon City charges impact fee for parks, public safety, sewer, water, storm water, and roads (the road impact fee is only charged for the 700 North Area).

1. Starting in 2023 city staff will prepare a recommendation to the city council for reducing impact fees related to moderate income housing.
2. In 2023, the council will review city staff recommendations for reducing impact fees and consider the reductions for adoption.
3. The city will track, as a benchmark, the impact reduction in impact fees will have on helping to create moderate-income housing in Lindon.

For the August 1, 2023 - July 31, 2024 report period Lindon City focused on the following timeline and benchmark:

1. The city will track, as a benchmark, the impact reduction in impact fees will have on helping to create moderate-income housing in Lindon.



3. What page in the submitted plan can this be found?

93 of the Lindon City General Plan

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In 2023, Lindon City passed Resolution 2023-12-R to waive police and fire impact fees. During this current reporting period Lindon City is tracking and benchmarking the success of this decision to create moderate-income housing.

Lindon City has an R2 Overlay zone which allows for duplex, triplexes and 4-plexes developments to be constructed in traditional single-family zones. One of the qualifications for this zone a property owner must sign an agreement with Lindon City that rents will meet Utah County moderate-income rental rates. On December 11, 2023 Lindon City approved building permit 4777 to construct a new duplex and public safety fees were waived. The property owner also signed the moderate-income housing agreement which was recorded on the property. This was Lindon City first duplex approval since the city council approved the implementation of this strategy to waive public safety impact fees.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The land use decision to waive public safety impact fees for moderate-income housing was approved by Resolution 2023-12-R by the Lindon City Council during the 2023 reporting year. This years implementation was helping a property owner to apply the fee waiver and provide two additional units of moderate-income housing to Lindon's housing stock.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The market response has so far been positive. Due to Lindon's R2 Overlay two new affordable housing units were added to the housing stock of the community and the property owner was able to save funding on public safety impact fees.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
Collier Building Permit.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

J

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an



investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Previously Lindon City has worked with developers on a number of residential subdivisions to modify public infrastructure and lot size

requirements. For example, the city worked with Ivory Homes and Fieldstone homes to decrease the street right-of-way widths, decrease lot sizes, increase density, and increase housing type availability. Within the last year, the city modified an existing residential zone to allow a multi-family townhome development in commercial zones and modified street right-of-way requirements for those developments. The city is interested in evaluating other zoning incentives such a parking reductions and density incentives to facilitate the creation of moderate-income housing.

1. During 2023 city staff will research best practices and prepare a recommendation to the Planning Commission and City Council

on zoning incentives for moderate-income housing.

2. In 2024, the City Council will review city staff recommendations for zoning incentives and consider those zoning incentives for

adoption.

For the August 1, 2023 - July 31, 2024 report period Lindon City focused on the following timelines and benchmarks:

1. During 2023 city staff will research best practices and prepare a recommendation to the Planning Commission and City Council

on zoning incentives for moderate-income housing.

2. In 2024, the City Council will review city staff recommendations for zoning incentives and consider those zoning incentives for adoption.

3. What page in the submitted plan can this be found?

93-94 of the Lindon City General Plan

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

1. To incentivize more affordable units Lindon City and Ivory Development renegotiated their development agreement for the final phase of a Master Planned Development called Anderson Farms. In 2016, Ivory Homes and Lindon City approved a development agreement for 500 single-family homes and townhomes and 380 multi-family units. The original final phase allowed for 96 rental townhomes. Ivory Homes and Lindon City amended the agreement to allow for additional for sale single-family units with varying lot sizes. The final phase was divided into four sections that better support housing affordability and reduce infrastructure improvements with the following lot types: 13 lots ranging from 15,584 square feet to 8,336 square feet, 7 lots ranging from 7,013 square feet to 6,135 square feet, 25 lots with lots ranging from 3,688 square feet down to 2,924 square feet, and 30 platted townhome units ranging in size from 1,176 square feet to 2,009 square feet. Site work is currently occurring for this final phase and building permits should be issued later this year or first of next year. Specifically, the zoning incentives for the townhomes and small detached residential lots will significantly improve affordability in Lindon. The small detached single-family lots between 3,688 and 2,924 and square feet are some of the smallest lots that Lindon has ever approved.

2. On May 20, 2024 Lindon City staff presented to the city council zoning incentive options for moderate-income units in new development. From the options proposed, the city council would like staff to further evaluate open space and increased heights in appropriate locations. City staff will be working on this research to present back to the city council consideration and adoption.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

On May 20, 2024 the Lindon City Council was presented with zoning incentive options for moderate-income units in new developments. From the options proposed, the city council would like staff to further evaluate open space and increased heights in appropriate locations. City staff will be working on this research to present back to the city council consideration and adoption.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.



Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Additional research and best practices by similar municipalities to Lindon would help to provide more information to the Lindon City Council. Our community does not have BRT, Light Rail or Frontrunner.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

This is an ongoing implementation strategy and so there has not yet been a market response to zoning incentives. Lindon City has and is working with developers to proactively on a case-by-case implement zoning incentives in appropriate locations where an area has larger infrastructure needs or increased density makes sense.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
Zoning Incentives.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.



Clicking the "Next" button at the bottom of the form will submit your report.



Logan city

Who is filling out this report?

Mike DeSimone

Community Development Director

mike.desimone@loganutah.gov

435.716.9022

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

Uploaded 7/9/24

When did the last zoning map or text amendment occur?

5/7/24 Zoning Map Amendment

Entitled Units

Entitled units are those units that have a legal right to be developed through



the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

2,630

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

342

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

409



From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

962

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The primary barriers are the cost of private funding/financing, cost of land, cost of labor, cost of materials, etc.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

There are assumptions built into the data reported above, especially as it relates to the constructability of residential lots based on owner desires, timing, financing, markets, buyers, etc. Just because a lot is entitled or vacant does not mean it is ripe and ready for a new dwelling on it. The questions do not take into consideration the private side of development that are really the more significant issue in new housing, namely the cost of "money" to finance projects, costs associated with labor, materials, land, etc., and the lack of skilled labor. The State and others keep pointing to local municipalities as the "solution to the housing crisis" when in fact we are only a small part of the entire development equation.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other



Annual Business/Landlord License

Total known number of Accessory Dwelling Units recorded as of the report submission date:

5

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

5

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Case studies for strategies, Staff resources, Other

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

State grants to local municipalities to administer the Moderate Income Housing program and meeting all of the moderate income housing strategies and monitoring costs. This entire approach devised at the State level is another unfunded mandate that municipalities are having to manage and absorb into



existing staffing levels and workloads.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

I

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Timeline - 2023/2024

Tasks - Evaluate single occupancy development standards and locations

Measurables (Benchmarks) - Draft Land Development Code language addressing single occupancy uses

Status - Adopted Ordinance 23-32 11/7/23 amending the City's LDC to include standards for Micro Living Units (in lieu of single occupancy)



3. What page in the submitted plan can this be found?

Page 48 of Logan's MIH Plan under Goal 5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Logan City engaged a public based process to evaluate single occupancy usage, standards and locations. During this process, the City solicited and considered public input, evaluated the practice of single occupancy projects in other jurisdictions, evaluated the current literature on these types of uses, evaluated the differences between single occupancy uses and micro living units, conducted workshops with the City's Planning Commission and Municipal Council, and which all culminated in Land Development Code amendments centered around "Micro Living Units" rather than single occupancy units.

These regulations allow reduced size dwelling units, defined as Micro Living Units (MLU) in many of the zones, and will provide additional affordable housing opportunities near employment or commercial centers and are within close proximity to transit service or functional bike/pedestrian facilities. The regulations the new standards also include density bonuses and parking reductions for MLU's.

In lieu of limiting this housing choice to single occupancy development, and because of the potential for student style housing (dorms), we broadened the approach to Micro Living Units which is housing units that are less than 400 square feet in size, are restricted to occupancy of no more than two persons, are typically comprised of one or two rooms, include a bathroom and cooking facilities, and house individuals or households with incomes at or below 30 - 80% of the Area Median Income in at least 75% of the units. The City felt that "single occupancy" types of living would lead to dorm style housing, and in a university dominant community, we did not want to incentivize "dorm" style of housing targeting students. The goal is to target the provision of housing catering to a broad range of the population, both socially and economically. And while this won't preclude students, it is clearly applicable to a much broader range of individuals.

The Micro Living Units are permitted in the mixed use, commercial and higher density residential zones within close proximity to employment and transit. The approval and management of these style of units are tied to Area Median Income with no more than 25% of the units being marketed towards market rate.

The incentive behind these units is the limited size, doubling of allowable densities, and the reduction in parking requirements. We also used this



new code language to facilitate and incentivize the conversion of under-utilized hotels, motels, etc., into more permanent types of housing similar to a repurposing project in Logan that occurred in 2022.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Logan City adopted Ordinance 23-32 on 11/7/2023 amending the Land Development Code (land use regulations) to allow for Micro Living Units.

Ordinance 23-32 includes changes to the City's Land Development Code in Chapters 17.08, 17.11, 17.35 & 17.62 to permit Micro Living Units as permitted uses and housing types. The new code language permits and incentivizes smaller residential units at a 50% increase in density over the base zone while also reducing the minimum parking requirements.

The purpose of these regulations is to allow the development of reduced size dwelling units, defined as Micro Living Units (Micro Units), to provide additional affordable housing opportunities near employment or commercial centers, and within close proximity to transit service or functional bike/pedestrian facilities.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The most significant barriers are the overall lack of public awareness of the greater housing needs by all segments of the population, and the influence student housing has on the broader housing market. Residents have a difficult time understanding and agreeing to shifts in housing policy because it is viewed through their paradigm of student housing and its associated issues, e.g., behaviors, parking, over occupancy, noise, nuisances, etc.. They also have a difficult time understanding that not every resident or potential resident either chooses, or is able to choose, traditional detached single family residential



developments. Many people don't want to live in a traditional detach sfr, but would prefer alternative housing choices. Requests for rezones to higher densities or proposed code amendments allowing for more intense residential uses are viewed by established residents as another push for more student housing, while the important discussions about housing for all, gets lost.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The market has not responded yet to these code changes.

8. Links to supporting documentation (Optional)

The attachment include Ord 23-32 and supporting documentation & information on the City's actions with Micro Living Units.

Attachment to supporting documentation (Optional)

Ord 23-32 LDC Amendments Moderate Income Housing.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

J

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting



period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Timeline - 2022 adopted Ord #22-19 allowing for MIH density bonuses in the Mixed Use Zone.

Timeline - 2023

Tasks - Draft LDC language re MIH density bonuses in other Mixed Use Zones.

Measurable (benchmarks) - New LDC language implementing density bonuses in additional zones.

Status - Adopted Ord #23-32 11/7/23 expanding MIH density bonus program to other zones

3. What page in the submitted plan can this be found?

Page 48 of Logan's MIH Plan under Goal 5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In 2022, Logan City adopted a density bonus for moderate income housing in the City's primary Mixed Use (MU) zone (Ord. 22-19). This density bonus was included in the City's 2022 rewrite of the Mixed Use code as one of several options a developer could implement in order to increase the scale of a residential project in the Mixed Use area.

Based on State Strategy J, the City decided to expand the use of density bonuses for moderate income housing to other zones. Logan City conducted a relatively lengthy public process to evaluate density bonuses in all zones. During this process, the City considered public input, evaluated the use of MIH density bonuses in other communities and their current bonus schemes, workshopped the concept with the City's Planning Commission and Municipal Council, and eventually decided to prepare code amendments that allow additional MIH density bonuses in all multi-family zones, the Town Center zone, and all



Commercial zones.

Logan adopted Ordinance 23-32 on 11/7/2023 updating the Land Development Code to include density bonuses for moderate income housing in the Town Center 2 (TC-2), Commercial (COM), Mixed Use (MU), Mixed Residential Transitional (MR-9), Mixed Residential Low (MR-12), Mixed Residential Medium (MR-20), and Mixed Residential High (MR-30) zones.

Projects in the Mixed Use zone: On project sites larger than three acres, a residential density bonus of up to 5 additional units per acre may be granted if at least 5% of the total residential units are designated as affordable units (serving residents who are at or below the 80% AMI income threshold).

Projects in the other zones w/density bonus: On project sites larger than three acres, the total residential density may be increased by up to 20% if at least 10% of the total residential units are designated and deed restricted as affordable units (serving residents who are at or below the 50% AMI income threshold).

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Logan adopted Ordinance 23-32 on 11/7/2023 updating the Land Development Code to include density bonuses for moderate income housing in the Town Center 2 (TC-2), Commercial (COM), Mixed Use (MU), Mixed Residential Transitional (MR-9), Mixed Residential Low (MR-12), Mixed Residential Medium (MR-20), and Mixed Residential High (MR-30) zones.

Projects in the Mixed Use zone: On project sites larger than three acres, a residential density bonus of up to 5 additional units per acre may be granted if at least 5% of the total residential units are designated as affordable units (serving residents who are at or below the 80% AMI income threshold).

Projects in the other zones w/density bonus: On project sites larger than three acres, the total residential density may be increased by up to 20% if at least 10% of the total residential units are designated and deed restricted as affordable units (serving residents who are at or below the 50% AMI income threshold).

The attachment includes the specific LDC code language.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier,



and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

One barrier is the public's perception and concerns over high density housing, namely the potential impacts of who the tenants are, the transiency nature of rentals, the impacts to a stable "traditional" neighborhood, parking, nuisance, etc. The approach to increase density is also viewed in the context of adding more student housing into neighborhoods which brings with it the negative connotations associated with student housing. Another barrier is the misperception about parking requirements which shapes a lot of land use decision making.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No market responses or change yet.

8. Links to supporting documentation (Optional)

There is overlap of the information contained in the attached between the first and second strategy as both were managed under the same ordinance.

Attachment to supporting documentation (Optional)
23-32 Code Amendments Moderate Income Housing.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)



Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Timeline: 2021 Logan adopted Ord. #21-14 establishing the internal ADU program.

Timeline: 2023 - staff conducted a workshop (3/7/23) with the LMC to consider policy changes in the ADU program. Staff directed to gather data to determine true demand and report back in 2024.

Timeline: 2024 - staff conducted a workshop (6/4/24) with the LMC to review collected data, weight public input, and consider a policy shift in the ADU program.

Tasks: Adopt revised LDC language for ADU's.

Measurables/Benchmarks: Staff has initiated a LDC amendment to expand the ADU program. This code amendment (draft language attached) is scheduled with the Planning Commission on August 8, 2024.



3. What page in the submitted plan can this be found?

Page 47 of Logan's MIH Plan under Goal 3.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff conducted a workshop with the LMC on 6/4/24 to evaluate collected data on ADU demand in Logan, both in terms of numbers and locations. Based on this workshop, the Council directed staff to prepare a code amendment that would expand the types and application of ADU's citywide to all zones while eliminating the exclusionary zone around Utah State University. The draft LDC amendment language will be heard by the Planning Commission on 8/8/24 and the LMC sometime in September.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

During the 6/4/24 City Council workshop on ADU's, staff was directed to initiate a code amendment to update the ADU standards and permit all types of ADU's (internal and external/detached), permit ADU's in all zones in the City, and remove the USU exclusion area (originally permitted under the State Code for internal ADU's). The proposed code amendment will expand ADU's but still tie them to owner occupancy. Simultaneously, the City is also amending it's Short Term Rental provisions to restrict STR's in single family residential zones.

The code amendment application and proposed Land Development Code language will be reviewed by the Logan City Planning Commission in a public hearing on August 8, 2024. Their recommendation on the proposed code amendments will be reviewed by the City Council sometime in September.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community



from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Continued perceptions about all rentals being student housing, density being bad, ADU's causing irrevocable problems in neighborhoods, parking, etc. All of these can be addressed through education and outreach, unfortunately, many residents will refuse to believe or accept the fact that more housing, with a greater variety in housing types, is needed in all neighborhoods.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since Logan implemented the ADU program in 2021, the City has licensed 5 new internal ADU's. There has been general public interest n expanding both the types and locations of ADU's. Regardless, the proposed LDC amendments will be scrutinized in the public process and will be shaped by that process. As of now, the market is slow to respond to the allowances for internal ADU's in many parts of the City.

8. Links to supporting documentation (Optional)

The attached documentation is the background information on this topic and includes the draft code amendments.

Attachment to supporting documentation (Optional)
ADU Pending LDC Amendments 8 8 24.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes



Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

X

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Goal: Evaluate the City's Land Development Code to determine if there are short term regulatory changes that the City could make to encourage more Moderate Income Housing.

Timeline: 2023

Tasks: Explore other communities, especially college towns, that have adopted higher rates of residential occupancy.

Measurables/Benchmarks: Evaluated other communities with occupancy deviations, evaluated both State and Federal fair housing standards regarding legal residential occupancy, prepared code changes allowing for increases to residential occupancy limits for both unrelated individuals and families.

Status: Adopted Ord. #23-32 on 11/7/23 expanding residential occupancy for families to allow them to add one unrelated individual, but did not expand the occupant load for unrelated individuals from 3 to 4.

3. What page in the submitted plan can this be found?

Page 48 of Logan's MIH Plan under Goal 5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to



implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff proposed amending the City's Land Development Code to modify the maximum occupancy of a residential dwelling unit for both unrelated individuals and for a family.

The occupancy of a residential dwelling unit is governed by Utah Municipal Code 10-9a-505.5 which allows a municipality to set an occupant load of 4 unrelated individuals per unit, unless there is a university within its boundary, and then the occupant load can be set at 3 unrelated individuals per unit. Logan's maximum occupancy for unrelated individuals is 3 while for a family it was just for a family (Familia status as defined under State Law).

Changing the maximum occupancy, or the numbers of individuals, that can legally reside in a dwelling unit is a very low hanging fruit in that this type of action requires minimal, if any, new construction. This increased legal occupancy enable's owners and residents of a residential dwelling unit to legally add one more person into that unit which, in theory, dilutes the cost of renting or ownership amongst a larger pool of people. It also enable a family to legally add one, unrelated individual into their residential unit. This is important in a community like Logan where a large percentage of the housing stock contains multiple bedrooms (more than three) with adequate space to accommodate additional occupants.

City staff reviewed the occupancy limitations in other, similar municipalities containing universities within their boundaries. The purpose was to determine whether shifts in housing policy have been made, and whether review processes had been established to allow for increased occupant loads in residential units. Staff also reviewed current State and Federal housing law to determine thresholds for occupancy. The Federal standard is 2 individuals per bedroom rather than a maximum number of individuals per unit. Generally, it is illegal to limit the occupant load of a family (related by blood, marriage, legal, etc.), so many have asked that if it is legal to allow for a family of 12 related individuals live together in a 4 bedroom residential unit, than why can't 4 unrelated individuals live together in that same unit?

The end result was that the City Council did not approve the request to change the occupancy for unrelated individuals living together in a residential unit from 3 to 4, but did change the occupancy standard for a family to allow for a family (all related) plus one unrelated individual to also reside in that dwelling. The result is that a family is now able to legally accommodate an unrelated individual in their home. A common situation we see in Logan is an older parent(s) living with an adult, single child with kids of their own, and with a girlfriend/boyfriend also residing with the home with the family. This provision eliminates the illegality of that type of living arrangement. Also allows for a



family to rent out a portion of their home to an unrelated individual in order to provide extra income, facilitate home ownership, etc.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Logan Municipal Council adopted Ordinance #23-32 on 11/7/2023 modifying the residential occupancy for a family to allow for 1 additional, unrelated individual to reside with a family. The Council did not modify the current occupancy of a dwelling unit from three (3) unrelated individuals to four (4).

This specific code amendment implements State Strategy X (formally "W") by expanding the allowable occupancy load in an existing residential dwelling to permit multi-family occupancy's, albeit on a somewhat smaller scale. Enabling a family unit to rent out a portion of their residential dwelling to an unrelated individual expands the housing offerings within existing residential structures with minimum new investment, effort or impact. The end result is that an existing, detached residential dwelling now housing a family plus 1 retains its form and scale, e.g., compatibility within its context of its residential neighborhood while expanding the availability of housing.

The immediate impact of this is that a "family" can legally rent out a portion of their residential dwelling to another unrelated individual. This expands the availability of housing to a larger range of individuals, both for someone able to earn extra income to help them afford housing, while also providing housing for an individual unable to locate or afford housing.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

The largest barrier to expanding occupancy levels is the misperception that more people living together in a residential dwelling unit will have a serious negative impact on a neighborhood. This barrier is rooted in problems with student housing, e.g., behaviors, parking, noise, etc., which tend to be a common thread when evaluating increased densities or multi-family projects. As with the other barriers, residential dwellings that are used to house students tend to raise the most concerns.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The market response to this specific type of code change is difficult to evaluate because opening up the occupancy level of a family plus one additional unrelated individual doesn't trigger any type of additional permitting or review. Having a roommate does not trigger additional licensing whereas creating an ADU or separate residential living quarters does trigger additional permitting/licensing.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
Ord 23-32 LDC Amendments Moderate Income Housing.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Logan's current MIH Plan will need to be updated/amended to better reflect the execution of specific strategies. Currently, Goal 6 in the MIH Plan, is oriented towards a new General Plan and new Land Use Regulations. The City's new General Plan is in process, but is slower to execute (multi-year project) and doesn't fit into the annual reporting requirements for moderate income housing. We include strategy A in this goal, but need to revise our plan to better articulate specific tasks, timelines and benchmarks associated with this ongoing strategy.

Timelines: 2025

Tasks: Evaluate the City's Zoning & LDC

Measurable/Benchmark: Decision document on future potential zones.

Status: New General Plan update process is on-going and we are on target for identifiable progress in 2025.

3. What page in the submitted plan can this be found?

Page 49 of Logan's MIH Plan under Goal 6

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

As explained above, Logan needs to update its MIH to better address some of the specific State strategies that are tied to more specific land use actions. The MIH Plan and many of the tasks were written in anticipation of a new



General Plan and updated Land Development Code. Both are in process, but are slower to execute than anticipated. However, that has not prevented the City from realizing important MIH progress through a variety of site specific zoning actions that further the identified State strategy.

These specific actions described below fully implement State Strategy A as they are all rezones for additional densities to facilitate the production of more moderate income housing.

Between 8/1/23 - 7/31/24, Logan City approved several rezones and projects that furthered the specific strategy (rezone for densities necessary to facilitate the production of moderate income housing). Combined, these specific actions will result in an additional 1,347 new residential units coming into the market over the next several years. Of these units, approximately 1,196 are considered entitled with 34 of those units specifically designated as moderate income residential units. The construction of new residential units helps to meet immediate demands and puts more housing units into the market. This will help with the supply/demand imbalance.

Sugar Creek - The City rezoned 35 acres (Ord. #23-18) from sfr with a density of 4 du/acre to multi-family with a density of 9/du acre. This action permitted 187 new units (103 sfr & 84 attached sfr) on 35 acres and enabled the developer to increase densities, cluster units, protect environmentally sensitive areas, and provide a wider range of housing. These units, along with the neighboring project by the same developer, are considered entitled.

Cache Valley Marketplace project was approved as a PUD under Ord. # 23-38 permitted the redevelopment the 28 acre Cache Valley Mall site to include new commercial, new hotel, and 346 new residential units of which 10% will be tied to income eligibility. The PUD modified the Commercial zone standards to allow for freestanding residential. Tax increment financing, with affordable housing provisions, was used to incentivize the project's residential component. These units are considered entitled.

Logan Station - A new mixed use project approved on 31 acres that contains new commercial space and 543 residential units. This project is the result of an approved rezone in 2022 from Commercial & Commercial Services to Mixed Use. A majority of the housing will be either attached residential (townhomes) or multi-family (apartments) which provides a good blend of ownership & rental. These units are considered entitled.

Logan Crossroads - a rezone of 3.26 acres from Commercial to Mixed Use and will result in a range of 65 - 163 new attached residential units depending upon the level of available density bonuses the proponent is able to utilize. These units are on a main transportation corridor and adjacent to nearby commercial and employment centers.



Latitude 41 - a rezone of 4.3 acres from Commercial to Mixed Use will result in a range of 86 - 215 new residential units depending upon the level of available density bonuses the proponent is able to utilize. These units are also on a main transportation corridor and adjacent to nearby commercial and employment centers

Logan Entrada - This is a new mixed use project on 5.63 acres that includes new commercial, hotel, and 120 residential units. The housing is primarily multi-family (apartments) with an approximate density of 21 du per acre.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

These are several specific actions that work to implement State Strategy A as they are all rezones for additional densities to facilitate the production of more moderate income housing.

Between 8/1/23 - 7/31/24, Logan City approved several rezones and projects that furthered the specific strategy (rezone for densities necessary to facilitate the production of moderate income housing). Combined, these specific actions will result in an additional 1,347 new residential units coming into the market over the next several years. Of these units, approximately 1,196 are considered entitled with 34 of those units specifically designated as moderate income residential units. The construction of new residential units helps to meet immediate demands and puts more housing units into the market. This will help with the supply/demand imbalance.

Sugar Creek - The City rezoned 35 acres (Ord. #23-18) from sfr with a density of 4 du/acre to multi-family with a density of 9/du acre. This action permitted 187 new units (103 sfr & 84 attached sfr) on 35 acres and enabled the developer to increase densities, cluster units, protect environmentally sensitive areas, and provide a wider range of housing. These units, along with the neighboring project by the same developer, are considered entitled.

Cache Valley Marketplace project was approved as a PUD under Ord. # 23-38 permitted the redevelopment the 28 acre Cache Valley Mall site to include new commercial, new hotel, and 346 new residential units of which 10% will be tied to income eligibility. The PUD modified the Commercial zone standards to allow for freestanding residential. Tax increment financing, with affordable housing provisions, was used to incentivize the project's residential component. These units are considered entitled.

Logan Station - A new mixed use project approved on 31 acres that contains



new commercial space and 543 residential units. This project is the result of an approved rezone in 2022 from Commercial & Commercial Services to Mixed Use. A majority of the housing will be either attached residential (townhomes) or multi-family (apartments) which provides a good blend of ownership & rental. These units are considered entitled.

Logan Crossroads - a rezone (Ord. #23-29) of 3.26 acres from Commercial to Mixed Use and will result in a range of 65 - 163 new attached residential units depending upon the level of available density bonuses the proponent is able to utilize. These units are on a main transportation corridor and adjacent to nearby commercial and employment centers.

Latitude 41 - a rezone (Ord. #23-30) of 4.3 acres from Commercial to Mixed Use will result in a range of 86 - 215 new residential units depending upon the level of available density bonuses the proponent is able to utilize. These units are also on a main transportation corridor and adjacent to nearby commercial and employment centers

Logan Entrada - This is a new mixed use project on 5.63 acres that includes new commercial, hotel, and 120 residential units. The housing is primarily multi-family (apartments) with an approximate density of 21 du per acre.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The largest barrier revolves around typical "NIMBY" types of attitudes of residents. Public comment is considered during the public review process and is part of the LMC's deliberation during their public hearings and decision making.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households



displaced during redevelopment, changes in rents, etc.

These projects should add another approximate 1,347 new residential units into the local housing market, helping with the supply/demand imbalance. Approximately 34 units are specifically tied to income as the City used affordable housing funds to help incentivize the Cache Valley Marketplace project. Each of the projects are in different stages, and market realization of the new units, won't be seen until sometime in 2025.

8. Links to supporting documentation (Optional)

The attachment includes documentation about each of the described actions above.

Attachment to supporting documentation (Optional)
Strategy 5 supporting documentation.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

N

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

When we prepared our MIH Plan, we had been discussing the potential for implementing some type of housing project that was oriented towards workforce housing, but didn't really have a good understanding of the mechanics or feasibility of this approach. As discussed above, as the MIH program continues to evolve, this is probably one of the areas of our MIH Plan that could be updated to add some clarity to it.

Timeline: 2023 - 2024

Tasks: Work with a local homebuilder to create a workforce housing program.

Measurables/Benchmarks: N/A

Status: N/A in the MIH Plan (Will discuss in more depth below in 4 & 5)

3. What page in the submitted plan can this be found?

Page 50 of Logan's MIH Plan under Goal 7

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Logan City issued a Request for Qualifications (RFQ) in June (2024) soliciting development groups to partner with the City in providing workforce housing on City owned property located at 600 South & 100 West. The City is donating the land, and waiving impact fees and building permit fees to help reduce the overall housing costs and enable entry into the housing market. We are anticipating that a developer will be able to construct 7 - 8 new attached residential units on these two properties totaling approximately .70 acres.

The purpose of the RFQ is to create a partnership enabling us to execute the construction of new residential units that are marketed towards municipal employees (police, fire, support), teachers, or any other profession that is considered essential workers/workforce and will fall under the 120% of AMI. The City is partnering with a developer to assist with the marketing, screening and retention of residents who qualify. The City will deed restrict these residential units for a period of time to ensure they remain as moderate income housing and remain as owner occupied.

Currently, the selection committee is reviewing two of three proposals to determine the appropriate candidate company for this project. We will have a



developer selected by mid July 2024 with an anticipated contract in place by the end of September with construction to start by the end of 2024 or early 2025.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The two properties were created out of the City's 100 West realignment and new bridge construction project. Originally, the City was going to landscape the properties, construct a small parking area, and generally just leave the properties vacant. The Mayor and staff realized that this was an opportunity to generate new workforce housing in the neighborhood while also reducing the City's long term costs associated with landscaping and maintenance. At this point in the process, there is not a formal land use decision that we can list. However, once we have a contract in place, a developer can then start a more formal process of surveying the sites, preparing right of way vacation documents, preparing design review permit applications, and then preparing construction documents.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

A barrier associated with this strategy is a lack of understanding and knowledge on the part of City staff in actually developing and building new housing on scale beyond just that of a typical single family dwelling. We, as a City, don't build housing nor are we involved in the overall development & construction processes of new housing. We see the process from our perspective, namely the review side and have a learning curve as we work through a partnership with a developer to construct new workforce housing.

7. Describe the changes observed and any other market responses identified



as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No specific market response yet. We have reviewed 3 submissions and are No interviewing 2 candidates sometime in July. We anticipate that we will have an agreement signed by September.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
RFQ MIH Development Partnership 6 24.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Magna city

Who is filling out this report?

Matthew Starley

Long Range Planner II

matstarley@msd.utah.gov

8013893230

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

https://gis.msd.utah.gov/server/rest/services/MSD_Zoning/FeatureServer

When did the last zoning map or text amendment occur?

January 10, 2023

Entitled Units

Entitled units are those units that have a legal right to be developed through



the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

453

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

212



From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

333

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Question #1 = All unbuilt parcels in residentially zoned areas and within a subdivision that have not pulled a building permit.

Question #2 = There are currently no overlay zones in the community that would increase opportunities for residential units

Question #3 = Based on the zone requirements associated with the units identified in question #1.

Question #4 = Based on the number of units identified in question 1. Most of these units fall within subdivisions and PUDs that have been approved and are in some construction phase.

The city's north side falls within an area primarily unconsolidated industrial land uses. Much of the undeveloped area falls within an A-20 Agricultural zone. Even though this zoning allows for only 1 residential unit per every 20 acres, many existing sub-divisions have created unbuilt lots significantly smaller than the zone would allow for the development of a residential unit. Many of these sub-divided lots are well under an acre in size. These lots have been assigned address points but are unlikely to be built with the current zoning. Calculating the potential to build on these lots, given a total acreage cumulative of the zone designation returns a sum of potential units significantly less than the number of parcels and addressed lots existing within the zone. This accounts for much of the reduction in potential builds reported in question #3 of this section when compared to the number reported for question #1.

This is also the case for several unbuilt parcels within the more developed



urban context of the city. Many lots were found to be unbuildable based on the requirements of the current zone applied. These lots are not necessarily contextually unbuildable but are unbuildable due to their current zone designation as they need to meet the required minimum square footage.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

6

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

1

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0



Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing needs data, Model ordinances., Case studies for strategies, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

The state could send representatives to Council and Planning Commission meetings to articulate the need for affordable housing and give examples of successful strategies and projects municipalities have implemented to address this need. These examples could focus on how these strategies have improved conditions in neighborhoods and created taxable returns for the city. It can be difficult for municipal leaders to support affordable housing projects in the face of resistance from the public if the actions required are seen only as altruistic decisions. If municipal leaders were armed with data that back the development of moderate income housing from a fiscal responsibility standpoint this might help them to justify decisions supporting the development of housing types supporting housing affordability to constituents pressuring them to preserve the status quo.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines



and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Improve Walkability | Year 2 Benchmark: Review by planning staff of 2022 Magna/Kearns Active Transportation Plan results. Prioritization of selected projects by the Planning Commission and Township Council.

The City will review and prioritize the sidewalk projects identified in the 2022 Magna/Kearns Active Transportation Plan. Priorities include safe school walking routes, and connections to bus and transit stops, parks, trails, and local commercial and community locations, as well as identifying gaps in residential neighborhoods. Infrastructure improvements that allow residents to save on transportation costs, such as car insurance or fuel.

Improved Bike-ability | Year 2 Benchmark: Review by planning staff of 2022 Magna/Kearns Active Transportation Plan results. Prioritization of selected projects by the Planning Commission and Township Council

The City will identify strategies and funding sources to achieve a 10-minute walk to parks, trails & open spaces, commercial centers, and municipal resources for future residents. Including creating a prioritized list of bicycle routes and facilities and promoting the inclusion of bicycle facilities and amenities such as bike racks and repair stations at key destinations and strategically at new construction sites. This can reduce transportation costs, which are often the second highest household expenditure, after rent/mortgage payments. This has the added benefit of expanding locations where moderate-income housing may be feasible and desirable.

3. What page in the submitted plan can this be found?

56-59



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Improve Walkability/Bike-ability

During the reporting period, Magna accomplished its Year 2 Benchmarks by reviewing the 2022 Magna/Kearns Active Transportation Plan results and prioritization of selected projects by the Planning Commission and Township Council. This prioritization process has led to significant progress toward adjusting the design and engineering of active transportation facilities on U-111, 8400 w. between 3500 s. and 4100 s., as well as progress toward the implementation of the Utah & Salt Lake Canal Trail phase 5 project, and improvements to the walkability of Magna's Historic District.

The areas surrounding U-111, 8400 w. between 3500 s. and 4100 s are experiencing significant housing development. The implementation of the Little Valley Gateway PUD, and planned implementation of the Mahogany Ridge PUD, as well as the construction of the New Cyprus High School have radically shifted the demands on this section of the corridor. When these PUDs are built out, this area will provide a significant number of new apartments, townhomes, and detached single-family homes to the housing supply. Improving access to moderate income housing by diversifying the housing supply by adding a significant number of small-scale units.

To ensure that new housing units provide a safe opportunity to access community resources such as nearby Arbor Park commercial center and the new Cyprus High School campus utilizing active transportation opportunities, the municipality has coordinated with UDOT, Salt Lake County Engineering, and development partners to negotiate funding for the design and engineering of a 4-way lighted intersection at Cordero Dr. This intersection will provide pedestrians with significantly increased safety while crossing the corridor to access the new high school site and Gateway to Little Valley Development.

The City has also negotiated with development partners to preserve sufficient right-of-way and has negotiated with a developing group of the Mahogany Ridge PUD to provide a multi-use path on the east side of the 8400 w. Corridor as well as the north side of the 4100 s Corridor. These multi-use paths will provide pedestrians with access to landscaped buffered walking and cycling paths connecting the surrounding community to anticipated intersection improvements at Cordero Dr. and the Arbor Park Commercial Center to the north.

Magna Planning and Development Staff are working actively to assist regional partners Salt Lake County Parks and Recreation to develop routing options for the approved Phase 5 of the Utah & Salt Lake Canal Trail. This section of the multi-use path regional trail will link existing sections of the canal trail with



Magna Copper Park creating a bikeable connection from the south side of the City where existing infrastructure is in place to the north side of the City where bikeable infrastructure is currently lacking. The City is coordinating with property owners, primarily Rio Tinto Kennecott Mining Company to secure the necessary right-of-way to facilitate Trail development. Residents who live in areas with access to regional trail systems have the benefit of being able to more easily connect to neighboring bus lines and TRAX lines at more central stations, allowing them to save on transportation costs, such as car insurance or fuel.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use decisions were made related to this strategy. However, Magna did allocate budget dollars to support implementation. During the reporting period, Magna City contributed \$200,000 and received \$310,000 in matching grant funding to design, engineer, and install a pedestrian sidewalk and crossing over the Bingham & Garfield rail line crossing the U111 8400 w. corridor. This project, when completed, will create a safe crossing along a route that has been identified as a Safe Route to Schools path that serves existing public-school properties as well as the anticipated Cyprus High School site that is set to be completed and operational for the 2025 school year.

The review of the 2022 Magna/Kearns Active Transportation Plan results and prioritization process also led the municipality to focus on improving infrastructure in Magna's Historic District. Many streetscapes within this neighborhood were completed without walkable infrastructure. Many of the district curbs, gutters, and sidewalks are in a state of disrepair, making the area inaccessible to those who rely on accessible infrastructure to traverse the district. All told the municipality contributed over \$500,000 in direct payment, compounded by associated matching payments with affiliated grant funding to improve sidewalks over the reporting period, representing a significant contribution from the municipal budget. This resulted in the improvement of 1,500 linear feet of sidewalk within the district.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.



Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Cost increases due to increased costs of labor and construction materials have delayed some plans and have caused the municipality to adjust capital improvement projections related to the improvement of walkable/bikeable infrastructure in the community.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The community is very aware of the dangerous conditions existing along the southern section 8400 w corridor. Community members are excited to see that improvements are being planned, paid for, and engaged. The municipality is hopeful that the addition of this infrastructure will make the newer PUDs a more attractive option for households searching for affordable housing opportunities in the county by assuring prospective residents that will have access to infrastructure that can reduce the need for additional cars and transportation costs.

8. Links to supporting documentation (Optional)

Presentation on the 8400 w. Corridor Discussion Presentation: <https://drive.google.com/file/d/1CbSv6I7D9DSNVOoueBwgyNpAkeIH7Jhk/view?usp=sharing>
Magna Active Transportation Plan 2022 Magna Active Transportation Plan Presentation <https://drive.google.com/file/d/1DfRFtPjfUOyZtd0uHeAoVteu8MNkeWdx/view?usp=sharing>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Improve Access to Transportation Resources and Sense of Place | Year 2 Benchmark: Encourage transit ridership by implementing pedestrian improvements near transit stops and working with UTA to identify strategies – such as locating transit stops in places that increase the convenience of transfers and connections to other routes – that improve the frequency and ridership of transit service between Magna and employment centers.

To foster a vibrant and sustainable community, Magna has focused on initiatives to enhance both existing and future commercial nodes. The goal is to permit higher-density residential development, improve walkability, and connect commercial areas to surrounding neighborhoods by requiring mixed-use housing development along with increases in retail and service square footage. A key measure of success for this initiative will be the development of District Area Plans and the adoption and application of Mixed-Use Zones.

To support these goals, development patterns will be facilitated to maximize pedestrian connectivity to community resources that minimize the need for vehicle travel. This will be achieved by encouraging a mix of land uses at a walkable scale and by implementing smaller block sizes in new development projects.



Additionally, transit ridership will be encouraged through the implementation of pedestrian improvements near transit stops. Collaboration with the Utah Transit Authority (UTA) will be essential in identifying strategies to improve the convenience of transfers and connections to other routes. By locating transit stops in optimal places, the frequency and ridership of transit services between Magna and employment centers will be enhanced.

Coordinate with Regional Agencies | Year 2 Benchmark: Coordinate all projects with the Salt Lake County Active Transportation Implementation Plan (ATIP) and Wasatch Front Regional Council's (WFRC) Regional Transportation Plan (RTP).

A significant benchmark in these efforts is the coordination with regional partners on the route and stop locations for the 3300 South / 3500 South Corridor Core Route, which promises 15-minute service intervals. These projects, identified in the Wasatch Front Regional Council's (WFRC) Regional Plan, are crucial for optimizing transit efficiency and accessibility.

All projects will be meticulously coordinated with the Salt Lake County Active Transportation Implementation Plan (ATIP) and the WFRC Regional Transportation Plan (RTP). This strategic alignment ensures a cohesive approach to increased housing opportunities in the municipality with regional transit development. In line with the Magna City General Plan Directive, a strong working relationship with the UTA will be fostered. This partnership aims to advocate for improved and increased transit services in Magna, with a particular focus on connecting key destinations and enhancing access for individuals who rely heavily on transit services.

By working collaboratively with regional partners and the UTA, the initiative seeks to establish a robust transit network that meets the needs of the community, supports sustainable growth, and enhances the quality of life for all residents.

3. What page in the submitted plan can this be found?

Pg. 60-62

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Improve Access to Transportation Resources and Sense of Place

During the reporting period, Magna Planning Staff have worked actively with



UTA representatives to identify ridership issues along the City's only active bus line, UTA Route 35. The Route connects Magna's Historic Commercial District located in the northwest corner of the municipality with the Arbor Park mix-use district and Arbor Park residential project located more centrally in the City. The Route then continues along 3500 s. the Millcreek Station providing access to the TRAX lines, and regional resources.

Magna Planning Staff participated in a ride-along with UTA to identify barriers to access that might be impeding ridership within the community. Staff documented several bus stop locations within the community along the route that need improvement and updating. Using this documentation, the municipality hopes to coordinate improvements along the route that will improve accessibility for riders with differing needs and requirements for use, as well as actions that can be taken to improve the comfort and safety of those currently utilizing the route.

Communicating with UTA staff, Magna has identified several stops that are currently on the cusp of warranting site improvements. If the municipality can increase ridership at these locations the improvements can be made by UTA at no cost to the municipality. The City is currently discussing a short list of bus stop sites at which municipal funding might be used to pay for improvements before the required number of riders is reached in the hopes that improved facilities will incentivize increased ridership along Route 35, hopefully triggering UTA-funded improvements at additional sites along the route. Investment in infrastructure that supports walkability within existing neighborhoods, will supply the resources that make an increase in the number of housing units more feasible for that neighborhood. Magna is hopeful that these improvements will help to answer concerns from residents about the increased stress on existing infrastructure brought on by new and denser housing.

Coordinate with Regional Agencies

The City is also very excited about the potential addition of a second and third bus routes servicing the City along the 3100 s. and 2700 s corridors. This increased level of service would provide diversified opportunities for residents to utilize public transportation in the City, reducing required ride times, and hopefully increasing ridership.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

In anticipation of additional transportation resources along the 2700 s. and



3100 s. corridors, Magna leadership, and staff have taken an active role in facilitating increased residential densities within these future service areas. This has included approving rezones allowing for increased residential unit development.

During the reporting period 3 rezone applications, moving properties from A-1 Agricultural zoning to R 1-6, R 2-6, and Residential Multi-family were approved along the anticipated future 2700 s. transportation corridor. Along the anticipated 3100 s. corridor a rezone from existing R 1-6 to R 2-6 will allow for the development of a 16-unit twin home project, as well as a rezone from A1 to R 2-6.5. By allowing for increased density along these anticipated transportation corridors Magna hopes to demonstrate to regional partners its commitment to coordinating land use with regional investment in transportation resources.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Projects requesting zoning and subdivisions resulting in increased allowed densities within these key areas are often met with trepidation and resistance from residents. Residents express concerns about the capacity of road infrastructure to handle the increased population in the area. Concerns about long wait times to access the H201 corridor are often mentioned, along with concerns about parking and changes in community character.

The City is working to assuage these concerns by working with UTA to increase public transportation services within the area, but long-range plans for new bus lines can be less than convincing for concerned residents. The City would also like to work with UDOT to identify corridor projects that might increase capacity on arterial routes within the City as well as improve access to H201 at multiple locations.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The addition of new housing within these areas has increased stresses on existing infrastructure in the City. Planning Commission and Council Meetings often begin with a public comment period in which residents articulate issues regarding traffic, unsafe road conditions and use, and frustrations over parking in neighborhoods experiencing increased densification. When these issues go unaddressed or are addressed on a timeline that is not perceptible by residents, this can entrench opinions within the community that densification is a problem. The municipality needs the support of regional partners to provide the resources necessary to provide the improvements that will relieve these growing pains, otherwise, we are likely to see council members who are willing to address the housing crisis by approving these types of projects to replace by potential members who run on a more "keep Magna as was" and "no new build" platforms.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action



taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Developing Small Area Plans | Year 2 Benchmark: Development of a District Area Plan that coordinates active and passive transportation resources with commercial, residential, and public service development opportunities.

Magna will focus on developing small area plans for larger areas with consolidations of underutilized tracts of land and commercial nodes. The small area plans can identify opportunities for higher-density or moderate-income residential development which coordinate active and passive transportation resources with commercial, residential, and public service development opportunities. Coordinating infrastructure and zoning within these plans ensures that new residential developments are well-supported and sustainable. Aligning these plans with the overall vision ensures that residential developments complement broader City goals.

Magna will explore new zoning and potential zoning overlays that can promote higher-density development with these small area plans by allowing building types that support more affordable residential units. By coordinating with transportation resources, these areas can become more attractive for residential development, particularly near major transit corridors.

Develop and Apply Mixed-Use Zoning | Year 2 Benchmark: Work with potential developers to create a mixed-density/mixed-use development at the 4100 South 8400 West catalytic site.

Magna will develop mixed-use zoning for commercial nodes like 8400 West and 3500 South and the Historic District which allow for the inclusion of residential units within commercial developments, promoting higher density. Magna City wants to enhance the historic district to make it a desirable location for residential development in and around the historic core.



3. What page in the submitted plan can this be found?

Pg. 63-65

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Developing Small Area Plans

Magna City is on the cusp of adopting its first small area plan for the municipality. The Magna Historic District Area Plan received a recommendation for adoption from the Magna Planning Commission on June 13, 2024, and the first of two scheduled City Council presentations has been accomplished. Many of the recommendations from the Historic District Area Plan document are focused on creating opportunities for increased housing units, and increased housing unit diversity in an area that is uniquely suited to support aging in place within the community. The plan guides municipal efforts to capitalize on the introduction of the City's first mixed-use zone, the Historic District Mixed-Use Zone.

The mixed-use zone was applied to over 60 parcels in the National Historic Commercial District in 2023. To date, no new developments have been achieved utilizing the zone. However, the new zone has affected land use decisions in that the municipality has been obligated to deny applications for uses on historic properties that are not permitted by the mixed-use zone. This includes ensuring that structures that have been used as defacto dry storage locations do not continue with this use upon resale. By enforcing the requirements of the mixed-use zone, the City is hopeful that these buildings will be restored to a condition that makes them suitable for increased housing opportunities with activated retail and service locations at the Main Street Right of way.

Magna is planning to pursue the development of small area plans for additional locations in the municipality once the Historic District Area Plan has been officially approved and adopted and implementation is underway.

Develop and Apply Mixed-Use Zoning

Magna has worked with Salt Lake County Economic Development which manages the Arbor Park RDA within the community to ensure a mix of uses, that includes residential housing opportunities, within the City's largest commercial hub. Development of townhomes and apartments is underway within the 4100 South 8400 West catalytic site accomplishing the second benchmark identified for year 2 for this strategy. These development projects bring more affordable housing opportunities for community members, through the addition of these units in areas that provide walkable access to essential services, such as year-



round access to fresh produce and public transportation opportunities which can reduce the cost of living for new and relocated residents.

Magna previously adopted a Corridor Mixed-Use Zone as well as a Neighborhood Mixed-Use Zone. To date, Magna has received only one feasible development application including one of these zones. For the application to be approved as submitted, modifications will need to be made to the Historic District Mixed Use zone. The City is motivated to make any adjustments to these new zones to facilitate context-appropriate mixed-use development that will increase the housing supply in strategic areas and provide moderate-income housing options. Potential adjustments to the Historic District Mixed Use Zone will go before the Planning Commission on August 11th, 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Within the municipality's commercial centers and districts, several development projects are increasing housing opportunities in areas that are best suited within the municipality to sustain growth within a context that provides walkable access to resources that support housing affordability. Within the 4100 South 8400 West catalytic site, municipal staff have worked with developers to amend plats that facilitate the development of the in-progress Arbor Park Development Townhomes as well as 48 apartment units. The addition of this development will provide apartments and more affordably scaled townhome housing units that are directly adjacent to grocery stores and shopping centers as well as the most accommodating bus stops along UTA Route 35 that the City has to offer.

Within the City's historic district, the municipality approved a subdivision to allow for a 4 plex development within walking distance of the Historic Commercial core, along with the associated access to the UTA Route 35.

Adjacent to the existing UTA Route 35, Magna has allowed for strategic densification at a number of locations. This includes the approval of a ten-condo unit Cooper Lake Village project that will provide new unit opportunities adjacent to the existing Cyprus High School site. Following the bus line south, the City has approved a 20-unit infill PUD that will include 18 newly constructed homes. Further along the route to the east within the 3500 s. corridor, the City has approved the Canyon Cove Homes subdivision that will allow for the development of seven new units. South of the route, but still within a walkable context to the transportation corridor the municipality continues to work with Ivory Homes to tailor the Mahogany Ridge Development Agreement to ensure



that the anticipated 800 plus units are well supported with the resources that make walkability and safe access to public transit a reality for anticipated new residents. The City has approved two-phased subdivisions for the project during the reporting period.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

City staff have worked with several potential applicants for mixed-use development within the municipality. Overcoming barriers such as the ability to provide adequate on-site parking has been a serious deterrent for many potential developers. The City is working to develop and apply strategies that will create a municipal parking pool that can be utilized to alleviate on-site parking needs and potentially incentivize development on unbuilt parcels.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The rezone of properties within the historic district reported in Magna's 2023 MIH report, has had some effect on market conditions within the district. There are some property owners who are resentful of the limitations on space use introduced by the new zoning. Many of the buildings in the area had been utilized as dry storage spaces, removing the potential for retail, service, and housing opportunities in the historic building stock. As property owners have tried to sell properties within the new zone, City staff have been clear that continued use as storage will not be allowed. The City is hopeful that as these properties turn over that they will be utilized to provide further housing opportunities within the historic core.



8. Links to supporting documentation (Optional)

Magna Historic District Area Plan Website: Magna's Historic District Revival <https://experience.arcgis.com/experience/dd145b6aaf31417d90d78630eeeb98ee/>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Develop and Implement Plans for Moderate Income Housing through RDAs, CDAs, and RAs. | Year 2 Benchmark: Demonstrate continued collaboration with Salt Lake County Economic Development and the MMSA (Magna Main Street Steering Alliance) to promote the development of moderate income housing in



the environment and resources that reduce the cost of living for those living in transit-serviced commercial/mixed-use districts.

Magna will collaborate closely with Salt Lake County Economic Development to align housing development, economic development, and placemaking goals. This will be accomplished by ensuring that tax-incremental financing funds are effectively utilized to support MIH projects with the Magna Main Street CDA Area and Arbor Park RDA Area.

Continued Collaboration with the Magna Main Street Alliance (MMSA) | Year 2 Benchmark: Assist MMSA (Magna Main Street Alliance) in its goal to reach 50C3 Non-Profit status.

Magna will collaborate with MMSA to ensure that funding is utilized in coordination with City goals, and the desires of local business owners and residents from the historic district.

3. What page in the submitted plan can this be found?

Pg. 66-68

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Develop and Implement Plans for Moderate Income Housing through RDAs, CDAs, and RAs.

Magna has continued to work closely with Salt Lake County Economic Development in the Magna Main Street Community Development Area (MMSCDA), as well as in the Arbor Park Redevelopment Area (APRDA). This has resulted in collaborative projects to improve façades on historic buildings, environmental conditions, and placemaking within the area. Work to this point has been focused on improving the area to make it more desirable for increased residential development.

The Arbor Park RDA has successfully funded a large-scale residential development project that is being constructed currently. The addition of housing units within the RDA area constitutes a great success for the municipality and brings new housing in an area that is well suited to support affordable housing by providing commercial, transportation, and education opportunities within a walkable context.



Continued Collaboration with the Magna Main Street Alliance (MMSA)

Magna is working to promote the development of affordable housing in the City's Historic District through continued collaboration with MMSA. To date, efforts have focused on working with MMSA members, primarily historic district business and property owners as well as real estate agents working in the district. Through collaboration with the Alliance, the city hopes to identify projects that will improve the desirability of the area for new housing development, and provide access to grant and funding opportunities to subsidize new development and renovation in the district that lead to expanded housing opportunities. Focusing especially on smaller-scale units that provide expanded diversity in housing unit types that can be more affordable such as studio and one-bedroom apartments.

The municipality is continuing its pursuit of assisting the MMSA in its goal of becoming a 501c3. Magna has devoted staff time to helping the organization continue its collaborative participation with the City in the Utah Main Street Program by assisting them in their annual reporting and renewal process with the program. Working with MMSA the City was able to accomplish a variety of projects including a Façade Improvement Grant Program that provided funding for 3 local businesses for improvements to the historic structures in which they operate, and a Mural Program that resulted in the completion of 3 new wall murals in the downtown area, as well as to in-progress power box murals.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Develop and Implement Plans for Moderate Income Housing through RDAs, CDAs, and RAs.

The municipality has partnered with Salt Lake County Economic Development to provide access for property owners to EPA grants that will facilitate the revitalization of historic buildings and the inclusion of residential units by identifying and remediating any contamination on these sites. With this continued collaboration, Magna is hopeful that historic structures that are currently unused and underutilized can be seen as targets for increased housing opportunities within the area, supporting district revitalization and moderate-income housing goals for the municipality. Without the remediation offered by the EPA, many of the district's historic structures can not be utilized for residential land use. Providing the grant opportunity creates a pathway for the functional utilization of these structures to meet the intended land use as expressed by the application of the Historic District Mixed-Use Zone in the area.



The collaboration with Salt Lake County Economic Development has also led to a project to update Magna's Mantle Park, a small pocket park at the center of the historic district. The park space is currently under construction with updates that will provide increased shading, seating, and lighting. A lack of these elements within the mixed-use district has been identified through public engagement projects as issues that make the district a less desirable location in which to live, work, and visit. It is hoped that by improving public spaces in the district the municipality can indicate to the development community and property owners that it is acting to improve the desirability of the area, making a target for new growth. Incentivizing land use in the area to meet the expectations of the Historic Mixed-Use Zone previously applied.

Continued Collaboration with the Magna Main Street Alliance (MMSA)

During the reporting period, Magna, in collaboration with Salt Lake County Economic Development and the Magna Main Street Steering Alliance, completed updates to the facades of three local businesses within the historic district. These updates have improved accessibility to businesses, completed needed repairs to windows, provided new signage for businesses, and replaced old paint with fresh coats and repairs.

This collaboration has also facilitated the municipality's continued participation in the National and State Main Street Program. This is vital to the strategy of utilizing CDA funding to facilitate new housing development in the tax-incremental financing area as it preserves an opportunity for property owners to take advantage of tax credit programs for the restoration of historic buildings in the area. The new regulations associated with the Historic District Mixed-Use Zone that were applied and reported previously in the district, ensure that incentivized redevelopment will include a housing component.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Incentivizing the development of affordable housing within these tax-



incremental financing areas has been a long and difficult process. The Arbor Park Apartments project approved previously, and incentivized utilizing RDA funding has experienced several challenges requiring the negotiation of contracts. Primarily the increases in the cost of construction between the initial contract agreements and the ultimate delivery of the project have required municipal staff to work with the development group to adjust plans and delivery dates. Currently, the municipality is hopeful that the RDA and Salt Lake County Economic Development will be considering applying additional funding to the project to facilitate the completion of project elements such as elevator facilities that are essential to the accessibility, functionality, and success of the project.

With the Main Street Community Development area, it has become clear that the municipality will need to invest additional funding in the area to help resolve issues such as parking and accessibility that have stymied potential projects up to this point. While these investments do not directly create housing units capable of addressing moderate income housing goals, they will provide a pathway to bring more smaller scaled units to the district, providing an opportunity for transitional housing that is currently underrepresented in the municipal housing stock.

These types of investments in areas that are already being supported by tax-incremental financing can be difficult to justify. However, the City is committed to improving these districts and creating housing opportunities that are well-supported to provide more affordable housing opportunities for residents.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

As residents and property owners become more familiar with the implications of the new mixed-use zone applied within the historic district, perceptions of the area are beginning to change. The more immediate reactions from property owners were primarily complaints about a perceived loss of utility on properties that have been utilized for storage rather than mixed-use retail and housing. They would frequently argue that there is not a demand for the uses prescribed and enforced by the new zoning. However, by working with our regional and local partners to provide a variety of resources to facilitate and incentivize the desired uses such as residential housing the City can encourage solutions that will help to align property owners' expectations with municipal plans for the



area. The City is hopeful that a successful renovation project, taking advantage of these programs, can provide an example to other existing and prospective property owners of the advantages that mixed-use development and renovation including affordable housing units can provide for investors and property owners.

8. Links to supporting documentation (Optional)

<https://holmeshomes.com/communities/arbor-park/> <https://www.apartments.com/linden-hill-magna-ut/hk3ml03/> Magna Arbor Park URA Yearly Report 2024: <https://goedcommunity.utah.gov/RDA/s/rda-project-area-yearly-audit/a396g00000hMu8AAE/2024-magna-arbor-park>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

W

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Encourage the development of Missing Middle Housing unit types and densities in context-appropriate areas | Year 2 Benchmark: Development of a Historic District Area Plan which coordinates active and passive transportation resources with commercial, residential, and public service development opportunities.

Key to Magna's Moderate Income Housing Strategy is the development of district area plans that coordinate active and passive transportation resources with commercial, residential, and public service development opportunities. These plans will be informed by studies intended to identify suitable locations for multi-family residential dwellings that blend in scale and form with existing detached single-family homes. These studies might suggest ordinance amendments that ensure that zoning conditions allow for context-appropriate multi-family housing. This comprehensive approach aims to accommodate diverse housing needs while preserving community character and enhancing urban development in Magna City.

3. What page in the submitted plan can this be found?

Pg. 69-71

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Encourage the development of Missing Middle Housing unit types and densities in context-appropriate areas

In this reporting period, Magna City finished drafting the Historic District Area Plan. The Plan has been recommended by the Planning Commission and will be presented to the Council for consideration later in 2024. The municipality is interested in increasing the number of residents living in and around the historic district. This area is particularly well suited to providing unit types that are smaller and more affordable when compared to the typical detached single-family home in the area.

The drafted Magna Historic District Area Plan calls for the application of overlay zones in the areas directly adjacent to Main Street. These overlay zones would allow for graduated increases in density as one moves closer to the commercial



core. The overlay zones suggested by the plan would facilitate missing middle and moderate-income housing options that blend with the area's character. To ensure that existing character is maintained, the overlay zones will include alteration of lot minimum width and setbacks to meet precedent established by existing structures within the immediate area.

The recommended overlay zones would also include incentives for development to include the addition of smaller-scale units underrepresented in the municipal housing profile. This is intended to provide a greater diversity of affordable housing options. This includes reductions in parking requirements based on unit size, as well as reductions in parking requirements for deed-restricted affordable housing units. In total, the drafted district plan proposes the eventual addition of over 1,000 new units within the district primarily at mixed-use and missing middle housing scales.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Along with the preparation of the Historic District Area Plan document and associated Overlay Zone Plan, the City Council on February 27, 2024, approved Ordinance No. 2024-O-03, which reduced the minimum lot size requirements associated with the construction of detached accessory dwelling units (ADUs). Previously, a minimum lot size of 12,000 sqft was required if an applicant wanted to build a detached ADU. This has been reduced to an 8,000 sqft lot size. The previous 12,000 sqft requirement allowed for detached ADUs on only 8% of residential lots in the City. The current requirement of 8,000 sqft increases that to 38% of all residential lots.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

During the reporting period, Utah House Bill 35 changed Magna's designation from a Metro Township to a City. While the municipality is excited about the opportunities that becoming an acknowledged City offers, it has also demanded a great deal of time and

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Reduced regulations on the minimum lot size requirements for external ADUs have not to this point resulted in an increased number of applications for the dwelling unit type. This could indicate that the community is unaware of the changes. It can often take some time for new information to be disseminated. If no increase is shown, the city is willing to consider reducing the sqft. Minimums even further. Improvements to walkable infrastructure, and transportation infrastructure will support a further reduction in the sqft minimums and help to respond to residents concerned about increases in density within established residential neighborhoods.

8. Links to supporting documentation (Optional)

Development in the Historic District Chapter: [https://storage.googleapis.com/msd-web/MHD_Chapters_and_Section_Extracts_070124/Historic%20Downtown%20Magna%20District%20Plan%202024%20-%20Chapter%206%20-%20Development%20in%20the%20Historic%20District%20\(Draf](https://storage.googleapis.com/msd-web/MHD_Chapters_and_Section_Extracts_070124/Historic%20Downtown%20Magna%20District%20Plan%202024%20-%20Chapter%206%20-%20Development%20in%20the%20Historic%20District%20(Draf)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No



If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Mapleton city

Who is filling out this report?

SEAN CONROY

COMMUNITY DEVELOPMENT DIRECTOR

sconroy@mapleton.org

801-806-9101

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://experience.arcgis.com/experience/e9edab5d67da4fff8e86e27a8526613b/?draft=true>



When did the last zoning map or text amendment occur?

2023

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

1934

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

1 parcel - 26 units

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

approx. 43 parcels - 430 units

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

723

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

It is hard to know on the parcels that are just currently vacant or being farmed. But extending utilities, obtaining water rights, cost of infrastructure and construction are potential barriers. For projects that have been approved, most projects are phased, so it just takes time to work through each phase. Changes in the market impact the speed in construction.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Mapleton is experiencing significant growth. We are currently on pace to exceed 400 new home permits this calendar year, which would be the most we've ever had. The Harmony Ridge project is approved for 990 units including town homes, condo units and single family is just completing infrastructure on it's first phase and will be pulling permits in the next few weeks. This will be the largest project in the City.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your



ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

150

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

12

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

21

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none,



please write N/A.

Continue to allow time for strategies to be implemented and see if they are working before new requirements get added.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

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- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Here is the language from the Housing Element on implementation:

"Implementation: This strategy has been implemented and is ongoing. In 2021, the City amended its accessory dwelling unit ordinance to further reduce impediments. The ordinance was amended to allow accessory units on lots as small as 6,000 square feet. In preparation for the annual housing report each year, the City will monitor and track the number of accessory apartment permits



that have been issued."

The tracking as stated is ongoing. So far during this reporting year we have approved 21 ADU permits.

3. What page in the submitted plan can this be found?

5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City has an application process for the approval of ADUs. The City tracks applications that are submitted and approved so that it can report these numbers each year and to determine progress towards providing more affordable housing supply through ADUs.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Review and approval of an ADU application is considered an administrative action and must follow the adopted standards of Mapleton City Code Section 18.84.410. Each decision to approve the 21 applications for an ADU is considered the land use decision taken during the year.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The primary barrier to the construction of ADUs is the financial decision of the home owner of whether the investment to create the ADU is worth the return



they may receive.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We have definitely seen an increase on accessory apartment applications. reducing the regulatory barriers, particularly the minimum lot size requirement, does appear to have impacted demand. The City has allowed accessory apartments for over 20 years, but only recently relaxed the application requirements.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

S

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the



initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The Housing Element states:

"Implementation: In 2021, the City significantly reduced the impact fees for accessory dwellings. By June 30, 2023 the City will consider a resolution to eliminate impact fees for accessory dwellings."

On 4/12/2023 the City adopted an ordinance eliminating impact fees for both internal and detached ADUs. This was reported during the last reporting cycle. For this cycle the City has not re-instituted any impact fees to continue to promote ADUs as the City's primary way of providing affordable housing options. Removing the impact fees removes a significant financial barrier for property owners.

3. What page in the submitted plan can this be found?

5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City Council adopts a fee schedule as part of each year's annual budget. The Council chose not to adopt and impact fees for either attached or detached ADUs. As mentioned previously, this reduces financial barriers to property owners' decision to construct ADUs.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

As mentioned in #4 above, the Council made the decision to not adopt any impact fees for attached or detached ADUs.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.



Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

ADUs do create financial impacts to local infrastructure. They increase the need for sewer capacity and demand for water, policy and public safety and parks and recreation. It is not an easy decision to eliminate impact fees for uses that do create impacts. That is a potential barrier.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

In 2022, the City approved 14 ADUs. This year we have approved 21, so the numbers are increasing. It is assumed that the reduction in fees is at least partially the reason.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The Housing Element states the following:

"Implementation. This strategy has been implemented. The City has approximately 179 acres of land currently zoned General Commercial (GC-1). This zone allows for mixed use development with commercial on the ground floor and residential uses on the upper floor(s) with no maximum density. In preparation for the annual housing report each year, the City will monitor and track the number of permits that have been issued for housing as part of mixed-used development in the commercial zones."

During the reporting period, the City has issued one building permit for a mixed-use project in a commercial zone that includes one apartment, and has issued one Certificate of Occupancy for new apartment in another project. The City has been working with a developer on another mixed use project that will include ground floor commercial with several apartments on the second story, but an application has not yet been submitted. The City will continue to monitor and track the progress of mixed-use housing as indicated in the implementation plan.

3. What page in the submitted plan can this be found?

5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

The City performed building inspections and issued a certificate of occupancy for one apartment above a storage unit complex. The Planning Commission approved a site plan for a mixed use building with one apartment on 2/22/24. The Community Development Department subsequently approved the building permit application for the project. These actions implement the strategy and provide additional housing in commercial areas.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The land use decisions described in #4 above were to review and approve the site plan application, building permit submittals, building inspections and certificate of occupancy. These decisions implement the strategy by allowing mixed-use projects to be planned and built.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The biggest barrier to mixed-use housing in Mapleton is the lack of commercial interest. The City is primarily a bedroom community and commercial interest is just beginning to increase. Developers may be somewhat reluctant to proposed a commercial building with residential above until it is more clear that the commercial component of the project will be successful. Typical barriers of interest rates, land values and construction costs can also be seen as barriers.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households



displaced during redevelopment, changes in rents, etc.

We have seen an increase in interest in mixed-use projects, but have not yet seen an increase in project applications. As the City's population grows, so will the market for commercial projects. As these develop we anticipate more mixed-use projects as well.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The Housing Element states:



“Implementation: By June 30, 2023 the City will consider a resolution to reduce or eliminate impact fees for housing units that are deed restricted for moderate income.”

On March 12, 2023 the City Council adopted an ordinance eliminating impact fees for housing units that are deed restricted for moderate income housing. We reported this on last year’s report. The review of this strategy is on-going, but no additional implementation measures were identified for this reporting year.

3. What page in the submitted plan can this be found?

5-6

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality’s effort to implement the strategy.

The City Council adopts a fee schedule as part of each year’s budget. The Council determined to not implement any impact fees for moderate-income housing projects. The continued elimination of the impact fees should help incentivize affordable housing projects within the City.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

See answer # 4 above. The continued elimination of the impact fees will hopefully offer some incentive for anyone desiring to construct a moderate income housing project within the City.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must



advance for compliance, regardless of the barriers faced. If no barriers were experienced, write “None.”

Typical barriers include interest rates, construction costs, land values and market interest.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Mapleton is a bedroom community without direct access to mass transit, I-15 or a significant jobs base. It may not be an ideal location for a moderate income housing project.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing “No”. Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the “Next” button at the bottom of the form will submit your report.



Midvale city

Who is filling out this report?

Meggie Troili
RDA Project Manager
mtroili@midvale.com
1801567726

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

uploaded via Virtru and here is a link to download the files as well: <https://planning-and-zoning-geohub-website-midvale.hub.arcgis.com/>

When did the last zoning map or text amendment occur?

City Council approved text amendments on 6/4/2024 for the following (Ord. 2024-O-19, 18, 17, 16, 15). The last zone map amendment occurred on 5/21/2024



for the following (Ord. 2024-O-14).

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

3,059

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Midvale City is not equipped or do we have the staff resources to accurately determine these numbers. We are aware of these requirements and will work on getting a rough number for next year's report

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

.Midvale City is not equipped or do we have the staff resources to accurately determine these numbers. We are aware of these requirements and will work on getting a rough number for next year's report

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

.This is not applicable to Midvale City. We don't require will serve letters, or anything equivalent that is approved prior to building permits

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The current market conditions are making it very difficult for developers to finance projects as interest rates are still high. Although inflation rates have begun to stabilize, the costs of labor and materials are still high, making it very difficult for developers to make their projects pencil.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling



Units?
(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

1

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

6

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

1

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing needs data, Case studies for strategies, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Improving/simplifying reporting and documentation of Moderate-Income



Housing Plan.

Training on FHIZ and HOPZ

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

K

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Promote and implement the Upper Floor Housing Initiative to revitalize the Main Street CDA area and increase moderate income housing.

Promote the Good Landlord Program

Approach developers and negotiate moderate income housing incentives through Tax Increment Reimbursement Agreements (TIRA)



3. What page in the submitted plan can this be found?

pg. 2-3

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Redevelopment Agency (RDA) of Midvale City has approached multiple developers with information about the Main Street Upper Floor Housing Program and entered into an Affordable Housing Incentive Agreement on September 19, 2023, for The Court development to include 16 deed restricted affordable units for 60% AMI and below over a term length of 20 years through The Upper Floor Housing Program.

The RDA continued to promote the Upper Floor Housing Incentive in 23/24 and received an additional Upper Floor Housing Application in July 2024, and has begun negotiations for this mixed-use development to include 50 deed restricted affordable housing units for a term length of 20 years to support households who fall on or below 80% AMI.

The RDA team, the mayor, and Planning staff attended the grand opening and toured the East 72 affordable housing project by Housing Connect. The project was formally known as Sunset Gardens which consisted of 12 affordable duplexes, for a total of 24 affordable units. Now, the East 72 project supports 89 deeply affordable units for households who fall on or below 40% AMI, including domestic violence victims, folks with disabilities, families, and veterans. The RDA provided a long-term low interest loan to support the development.

Good Landlord Program - Midvale City will require landlords to complete the Good Landlord program hosted through the Utah Apartment Association (UAA) and provide a certificate if renting to tenants. This requirement will go into effect in January 2025.

The Midvale City Redevelopment Agency continues to approach and has set up multiple meeting with developers who have inquired about including affordable housing in their developments, including interested developers who are looking into partnering with the city on a future Housing and Transit Reinvestment Zone.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

None were taken or necessary

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The current market conditions are making it very difficult for developers to finance projects as interest rates are still high. Although inflation rates have begun to stabilize, the costs of labor and materials are still high, making it very difficult for developers to make their projects pencil. This has been a double-edged sword, however. It made strictly affordable housing projects, like the East 72 project in Midvale, difficult to finance. It has also made developments along Midvale's Main Street difficult to finance without the developer's use of affordable housing incentives.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Affordable units permitted and deed restricted = 16

Affordable and deed restricted that came online in 2024 = 89

8. Links to supporting documentation (Optional)

<https://housingconnect.org/properties/east-72/>



Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Conduct an impact fee study

3. What page in the submitted plan can this be found?

4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Midvale City does not currently have impact fees but the city is in the process of conducting multiple studies to begin implementation of impact fees. Current studies include a transportation study for a transportation impact fee. This study is in progress and will go to planning commission and city council in



September 2024.

Midvale City has gone through the RFP process to complete a City Parks Plan which will include a parks impact fee study

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None taken or needed at this time

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We are not charging any impact fees in Midvale City which means that Midvale City has been subsidizing development throughout the city. We are working to change this and begin charging impact fees soon. Midvale City will, however, consider providing impact fee waivers to developments that will provide affordable housing. The waiver would likely be calculated into the total incentive offered to the developer.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

N

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Plan and budget the RDA affordable housing funds to support for the DPA program.

Apply for CDBG funds to support the program/'s.

Monitor program and contractors' performance.

Market and promote the programs: mailers, brochures, website information.



3. What page in the submitted plan can this be found?

5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Redevelopment Agency (RDA) of Midvale City finalized a contract in August 2023 with NeighborWorks Salt Lake City to administer both the RDA's Down Payment Assistance (DPA) program and Home Repair Loan Program (HRLP). The DPA program supports a down payment of up to 25K for households who fall on or below 80% AMI within Salt Lake County and up to 30K for households who fall on or below 80% AMI in Salt Lake Count and who are either current Midvale residents or employees of a public entity within Midvale City.

The Down Payment Assistance program was launched in January 2024. The RDA partnered with NeighborWorks Salt Lake to host two community workshops for the DPA and HRLP program. NeighborWorks also participated in the Midvale City mural festival to provide further outreach to community members to take advantage of these housing programs. The RDA developed DPA and HRLP brochures and is distributing those at community events, city hall, and various community organizations.

The RDA is currently working with the Midvale City Communications Director to develop and send out mailers to all Midvale City residents informing them of the opportunities to apply for both the DPA and HRLP programs. These will be sent to all Midvale residents in the Fall 2024.

The Midvale RDA has reviewed and approved the annual financial statement review from NeighborWorks Salt Lake as per the agreement. The Midvale City RDA has also monitored NeighborWorks performance including verifying their DPA program documentation for three completed Down Payment Assistance loans, reviewed their 2023 2023 independent audited financial statements, and have scheduled regular follow-up calls to discuss the progress of both the DPA and HRLP programs.

The Midvale RDA has planned and budgeted for the FY23/24 and FY24/25 to fully support Down Payment Assistance program.

The Midvale RDA applied for and was approved for \$100,000 of CDBG funds to support the Home Repair Loan Program (HRLP).



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None made or necessary

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Barriers surrounding the DPA program include interest rates, housing costs, and the restriction to support 80% AMI and below. Midvale City and NeighborWorks Salt Lake have received a high volume of interest from home buyers and realtors BUT households who fall on or below 80% AMI are not qualifying for the high housing costs and interest rates needed to support a home of their household size. The only folks that have qualified so far are single family households of 1 who are able to find a deeply affordable condo, or they have additional down payment support from outside family members.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

3 first time home buyers whose income is 80% AMI and below were able to purchase homes with the Midvale City Down Payment Assistance Program during the FY23/24 year.

8. Links to supporting documentation (Optional)

https://www.midvale.utah.gov/government/departments/redevelopment_



agency/housing/

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Seek out a partner to improve the implementation of the Neighborhood Improvement Program.

Apply for CDBG funds to support these programs.

3. What page in the submitted plan can this be found?

7



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Applied for Funding to Partner with an Entity - Applied for and received 100K in CDBG funding for FY23/34 and FY25/25 for the Home Repair Loan Program and for administrative services to contract with NeighborWorks Salt Lake to administer both our HRLP and DPA programs.

The Midvale City RDA entered a contract with NeighborWorks Salt Lake in August 2023 to administer both the DPA and HRLP housing programs, community workshops & outreach

Partnered with an Entity - Midvale City continues to partner with Housing Connect to support the efforts of affordable housing and conduct outreach to residents for the East 72 project. The Midvale City Mayor, Communications Director, and the Midvale City UPLIFT coordinator conducted outreach with local partners to fill the available units dedicated to domestic violence victims. The Midvale City RDA also connected the East 72 management company with management and residents of a local dilapidated mobile home park to offer affordable housing options as per our agreement.

Neighborhood Improvement Program - In 2023/24 RDA was in conversation with a private homeowner in Midvale City whose home was going into foreclosure. The homeowner reached out to the city to request the RDA purchase the home as part of Midvale's Neighborhood Improvement program. The RDA has begun internal conversations and research to determine the current viability of such a program in the current market. There is the potential to work with NeighborWorks Salt Lake administer RDA's Neighborhood Improvement Program to support home buying for households who fall on or below 80% AMI. This goal is in progress.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None needed at this time.

6. What barriers were encountered by the county or municipality between



August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

More research is needed to determine the viability of the Neighborhood Improvement program based on current market needs. Additionally, the contract between the Midvale RDA, NeighborWorks Salt Lake and the CDBG contract for funding between the RDA, the County and NeighborWorks Salt Lake took longer than anticipated. This delayed any planning and conversations about the Neighborhood Improvement program with NeighborWorks. Now that we're in contract and the DPA and HRLP programs have been launched, we can begin those conversations.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

89 deed restricted affordable housing units came online as part of the East 72 project with Housing Connect.

2 households who fall on or below 80% AMI applied for the HRLP program

3 households qualified and purchased a home through the Midvale City Down Payment Assistance Program.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?



(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Monitor existing tax increment reimbursement agreements involving affordable housing incentives.

Using RDA funds to support new and future affordable housing programs including: DPA, Home Improvement loan/grant program, Upper Floor Housing Initiative.

Develop a Transportation Reinvestment Area or Community Reinvestment Area, which will generate additional revenues earmarked for affordable housing.

Consider bonding against future affordable housing funds to support major affordable housing develop

3. What page in the submitted plan can this be found?

8



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Redevelopment Agency Economic Development Manager completed an annual review to monitor existing tax increment reimbursement agreements involving affordable housing incentives within the Bingham Junction, Jordan Bluffs and Midvale Main Street CDA's.

The Redevelopment Agency (RDA) of Midvale City entered into an Affordable Housing Incentive Agreement for The Court development to include 16 deed restricted affordable units for 60% AMI and below over a term length of 20 years through The Upper Floor Housing Program.

The RDA received an additional Upper Floor Housing Application and has begun negotiations for the West Main development to include 50 deed restricted affordable housing units for a term length of 20 years to support households who fall on or below 80% AMI.

The RDA celebrated with Housing Connect the grand opening of the East 72 affordable housing development for households who fall on or below 40% AMI. They are filling up the development starting back in January 2024, and currently have 89 new entitled unites online.

The has finalized three station area plans and is currently working on an HTRZ application to include additional opportunities to subsidize affordable housing development in Midvale City.

The RDA is considering bonding for housing & parking structures within the Midvale Main Street CDA due to the draining affordable housing funds.

The RDA is considering bonding for future housing projects within the Midvale Main Street CDA as part of city-wide housing and the Upper Floor Housing program due to planned and completed affordable housing project in the area.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None made or required at this time.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe



the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The Midvale RDA has almost drained affordable housing funds for current and upcoming/planned affordable housing developments. Furthermore, the current market, including construction cost and interest rates are slowing development.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

16 - Affordable Housing units were permitted and deed restricted

89 Affordable Housing units came online in January 2024

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

W

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

If funding is awarded, develop all three station area plans.

3. What page in the submitted plan can this be found?

9

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Midvale City completed the development of 3 station area plans (SAP) in collaboration with funding and support from WFRC. The three SAP's include Center Street, Fort Union and Bingham junction which was in collaboration with West Jordan.

All three SAP's were approved by UTA, WFRC, Midvale City Council. Midvale city is currently including an additional study for the fort union area which is being called the Fort Union Corridor Study.

5. Describe each land use regulation or land use decision made between August



1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No decisions made

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Citizens who don't like the idea of higher density development, especially around the Center Street Station Area due to single family neighborhoods.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

nothing yet

8. Links to supporting documentation (Optional)

https://midvalecity.sharepoint.com/:b:/s/Community_Development/ET-rJeVDix5EoUTdFIJ4nbsBsWumvyhBT4dM85sZZzBKTA?e=F5tIUf https://midvalecity.sharepoint.com/:b:/s/Community_Development/EV2GsDLjEPNGndx2I63-Q8EBwSwsp4n2t4uKo84WKK0iVw?e=vgn3Lp

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 7

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

Q

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

If funding is awarded, develop all three-station area plans which is required before submitting an HTRZ proposal

3. What page in the submitted plan can this be found?

10

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Now that the city has completed and approved the three (3) Station Area Plans the Midvale City RDA in collaboration with the planning team has been actively meeting with local developers to partner on an HTRZ application for the Fort Union Station Area. These meetings have not yielded results due to the current



market, therefore the current position of the Midvale RDA is to forge ahead with an application without a development partner.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None at this time

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Assemblage/Property consolidation and acquisition has been a barrier for the Developers we have met with. Developers are risk-adverse given current market conditions making a partnership for HTRZ not attractive from a development perspective. Developers have also said the affordable housing incentives as part of the HTRZ are inadequate to make up for current market conditions.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

none at this time



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Millcreek city

Who is filling out this report?

Robert May

Long Range Planning Manager

rmay@millcreekut.gov

8012142712

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://maps.millcreekut.gov/>

When did the last zoning map or text amendment occur?

July 8, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through



the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

55 residential units

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0



From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

0

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The largest barrier experienced seems to be the cost of land. Current land costs makes it difficult for developers to acquire property for affordable housing projects. The second largest barrier is public opposition.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Most developers willing to construct affordable housing state that securing adequate funding to offset the cost of land as being the largest barrier. The current subsidies and tax incentives available do not outweigh the cost to finance an affordable housing project and still net a profit. In general, local residents oppose more density and affordable housing projects due to concerns about property values, traffic concerns, and changes to the neighborhood character.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of business licenses or permits to rent issued



Total known number of Accessory Dwelling Units recorded as of the report submission date:

41

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

18

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

1

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Model ordinances.,Reporting technical assistance,Other

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

While the majority of city leaders in Salt Lake County support the state's commitment to addressing the issue of housing affordability, implementation at the city level has generated a mix of opposition and support among our residents. Millcreek has encountered resistance from some residents who are concerned about potential changes to their neighborhoods, property values, and the strain on local resources. Additional support and resources for municipalities to facilitate a smoother implementation of the affordable housing mandate may be needed. Increased funding to support the development and



maintenance of affordable housing units, ensuring that these projects do not overburden our local budget. More community engagement led by state leaders that help educate and engage residents about the importance and benefits of affordable housing. Public statements and outreach from state officials to clarify that the mandate is a state-level initiative. This will help our residents understand that local officials are implementing the mandate in compliance with state directives, not as an independent local decision. Increased state involvement and support will help aid in the implementation of affordable housing and help alleviate the concerns of residents.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Waiving commercial use requirements for qualifying MIH projects in the MD and C Zones.



3. What page in the submitted plan can this be found?

Millcreek Together General Plan, Moving Forward Chapter, Page 111. <https://www.millcreekut.gov/DocumentCenter/View/3193/Millcreek-Together-General-Plan---Sep-2022>

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

As part of the zoning code update that began in 2023, Millcreek Planning Staff created a draft Affordable Housing Ordinance that includes an incentive of waiving commercial requirements for qualifying affordable housing projects.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Planning Staff presented and discussed the proposed Affordable Housing Ordinance with each of the four Community Councils and the Millcreek Planning Commission during their regularly scheduled meetings in July 2024. Each Community Council and the Planning Commission made comments and provided a positive recommendation to the City Council to adopt the proposed Affordable Housing ordinance. Millcreek's ordinance adoption process requires recommendations from both the Community Councils and the Planning Commission prior to the formal adoption of any ordinance. With the expectation that these will be presented to the City Council for adoption in the coming months, obtaining the recommendations from the Community Councils and the Planning Commission on the proposed Affordable Housing Ordinance helps support Millcreek's efforts to adopt and implement the Affordable Housing Ordinance that incentivizes moderate-income housing projects by waiving commercial use requirements. See link below to the planning commission agenda and staff report. <https://www.millcreekut.gov/AgendaCenter/ViewFile/Item/647?fileID=26774>

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in



describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Most community council members understand the critical need for additional affordable housing and support staff's proposed ordinance. However, some members of the community councils argued that the affordable housing incentives were disproportionate and largely incentivized affordable housing in the west side of Millcreek. Some community council members were concerned that all the new density is being targeted in their district and that the city shouldn't offer or incentivize these policies in general. Residents in general are concerned about potential changes to their neighborhoods, property values, and the strain on local resources. Many feel as though the city should not incentive affordable housing in exchange for commercial opportunities.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The proposed ordinance will be presented to the City Council for adoption in the coming months. While it is still early to observe any changes or market responses, obtaining the positive recommendations from the community councils and the planning commission on the proposed affordable housing ordinance helps offer guidance and encouragement the city council to adopt and implement the incentives or a version thereof included in the proposed affordable housing ordinance.

8. Links to supporting documentation (Optional)

<https://www.millcreekut.gov/AgendaCenter/ViewFile/Item/647?fileID=26774>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

There are two implementation plans for this strategy. (1) Carefully monitor and track ADU building permit applications. Explore barriers that keep homeowners from constructing detached ADU's. (2) Continue monitoring ADU applications and explore, where feasible, opportunities for reducing ADU regulations by 2027.

3. What page in the submitted plan can this be found?

Millcreek General Plan, Moving Forward Chapter, Page 112. <https://www.millcreekut.gov/DocumentCenter/View/3193/Millcreek-Together-General-Plan---Sep-2022>

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

(1) While completely separate from a Moderate-Income Housing report, Millcreek is updating its 2019 ZPFI Housing Report data. The Housing Report



contains the latest demographic estimates and projections, socioeconomic and household characteristics, housing inventory data including ADU's, for-sale and rental market data, as well as the affordability gap analysis. Among other housing statistics, Millcreek Planning Staff has been tracking applications and barriers in the ADU code, with special attention towards detached ADU's. (2) Millcreek Staff is proposing several text amendments to its current ADU Ordinance based on barriers affecting detached ADU's. Proposed amendments include reducing lot coverage requirements for ADU's, increasing the maximum allowable size for ADU's and revisiting the potential to allow for detached ADU's on Flag lots. See draft ADU Ordinance and Staff Report below.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

(1) In December 2023, Millcreek staff with the help of the Finance Department allocated funds necessary to update its Housing Report data (not to be confused for the moderate income housing report). A link to the Updated Millcreek Housing Report is now available at https://www.millcreekut.gov/DocumentCenter/View/4390/Millcreek-Housing-Report_June-2024. (2) Planning Staff presented and discussed the proposed amendments to the ADU Ordinance with each of the four Community Councils and the Millcreek Planning Commission during their regularly scheduled meetings in May 2024. Each Community Council and the Planning Commission made comments and provided a positive recommendation to the City Council to adopt the proposed ADU Ordinance. See link to proposed draft and staff report <https://www.millcreekut.gov/AgendaCenter/ViewFile/Item/612?fileID=26321>. Furthermore, at the Millcreek City Council work meeting on May 28, 2024, staff presented the proposed ADU Ordinance amendments including the positive recommendations from the Community Councils and the Millcreek Planning Commission. The City Council agreed and accepted staffs proposed ADU ordinance amendments. While the ADU ordinance amendments have not been currently adopted yet, obtaining the recommendations from the Community Councils and the Planning Commission on the proposed ADU Ordinance amendments helps support Millcreek's efforts to adopt and implement an ADU Ordinance that reduces ADU regulations before 2027. See link to proposed draft and staff report at <https://www.millcreekut.gov/AgendaCenter/ViewFile/Item/622?fileID=26478>.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.



Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

When Millcreek initially began discussing ADU's in 2021, there was a fair amount of residents opposing ADU's in general. As a result, the resident opposition impacted the Community Council and Planning Commission recommendations to the City Council. This translated into a restrictive ADU ordinance that many home-owners and developers could not benefit from. Staffs ability to further reduce ADU regulations continues to be difficult. Resident opposition affects the recommending bodies for which City Council partially relies on for guidance. .

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

In terms of updating Millcreek's Housing Report, changes have been observed by staff the include more residential and community council awareness on the affordable housing deficits in Millcreek. While the proposed amendments to the ADU Ordinance have not yet been formally adopted, it is anticipated that the amendment will be adopted by city council due to the positive recommendations made by the planning commission and community councils in general.

8. Links to supporting documentation (Optional)

https://www.millcreekut.gov/DocumentCenter/View/4390/Millcreek-Housing-Report_June-2024 & <https://www.millcreekut.gov/AgendaCenter/ViewFile/Item/622?fileID=26478>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

There are two implementation plans for this strategy. (1) Coordinate with Murray City and South Salt Lake in creating station area plans for the Murray North and Meadowbrook Trax Station and adopt by 2025 & (2) Carefully exclude areas that have the highest potential as thriving commercial hubs or corners.

3. What page in the submitted plan can this be found?

Millcreek Together General Plan, Moving Forward Chapter, Page 116. <https://www.millcreekut.gov/DocumentCenter/View/3193/Millcreek-Together-General-Plan---Sep-2022>

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

(1) Millcreek, as an ongoing effort, has been collaborating with Murray and South Salt Lake to create the required station area plans. As a result Millcreek



adopted the Murray North SAP in May 2024. See link to adopted Murray North station area plan at <https://www.millcreekut.gov/DocumentCenter/View/4270/Murray-North-Station-Area-Plan>. Murray City adopted the Murray North station area plan in July 2024. Millcreek completed the WFRC certification requirement application in June 2024 and anticipates formal certification this August. Millcreek and South Salt Lake City have been awarded the requested Transportation and Land Use Connection (TLC) grant from WFRC in June 2024. (2) As an internal and ongoing effort, Millcreek Planning Staff has been identifying transit corridors and centers that are appropriate for higher densities. As part of the zoning code update that began in 2023, Millcreek Planning Staff created a draft Affordable Housing Ordinance. The draft ordinance contemplates preserving viable commercial corners and intersections by excluding some incentives for affordable housing developments located within 300 feet of a major intersection, while still incentivizing affordable housing in other areas of the city. See link to the proposed Affordable Housing Ordinance at <https://www.millcreekut.gov/DocumentCenter/View/4384/Affordable-Housing-Draft>.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

(1) Staff presented the proposed MN SAP to the Millcreek Planning Commission at their regularly scheduled April 2024 meeting. The Millcreek Planning Commission forwarded a positive recommendation to the Millcreek City Council. See PC April meeting minutes below. Obtaining the recommendation from the Planning Commission on the proposed Murray North station area plan helps support Millcreek's efforts to adopt one of the two required SAP by 2025. The Millcreek City Council adopted the Murray North Station Area Plan on May 28, 2024. See adoption ordinance at https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/millcreek/orddoc/documents/1717005579_ORD%2024-24.pdf. (2) Planning Staff presented and discussed the proposed Affordable Housing Ordinance with each of the four Community Councils and the Millcreek Planning Commission during their regularly scheduled meetings in July 2024. Each Community Council and the Planning Commission made comments and provided a positive recommendation to the City Council to adopt the proposed Affordable Housing ordinance. Millcreek's ordinance adoption process requires recommendations from both the Community Councils and the Planning Commission prior to the formal adoption of any ordinance. With the expectation that these will be presented to the City Council for adoption in the coming months, obtaining the recommendations from the Community Councils and the Planning Commission on the proposed Affordable Housing Ordinance helps support Millcreek's efforts to adopt and implement the Affordable



Housing Ordinance which contemplates preserving viable commercial corners and intersections by excluding some incentives for affordable housing developments located within 300 feet of a major intersection, while still incentivizing affordable housing in other areas of the city. See link to planning commission agenda and staff report at <https://www.millcreekut.gov/AgendaCenter/ViewFile/Item/647?fileID=26774>

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Waiving commercial requirements creates an internal barrier due to no sales tax revenue being generated from project.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

While there have been no observed changes in terms of new entitlements, it is expected that the adoption of the Murray North station area plan will help support Millcreek's goals and objectives slated for the Meadowbrook area as a village center. See page 50 of the Millcreek Together General Plan. With the expectation that the affordable housing ordinance will be presented to the city council for adoption in the coming months, obtaining the recommendations from the community councils and the planning commission on the proposed ordinance helps provide the necessary support needed for Millcreek to adopt and implement the Affordable Housing Ordinance.

8. Links to supporting documentation (Optional)

<https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/millcreek/>



orddoc/documents/1717005579_ORD%2024-24.pdf & <https://www.millcreekut.gov/AgendaCenter/ViewFile/Item/647?fileID=26774>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Within a reasonable timeframe or by 2027 after the adoption of the station area plans so that sufficient data can be collected, consider ways to significantly reduce land use regulations and parking requirements for areas served by both Murray North and Meadowbrook station area plans.

3. What page in the submitted plan can this be found?

Millcreek Together General Plan, Moving Forward Chapter, Page 113. <https://>



www.millcreekut.gov/DocumentCenter/View/3193/Millcreek-Together-General-Plan---Sep-2022

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Millcreek and Murray collaborated with the consultant hired to prepare the Murray North station area plan on strategic ways to reduce parking requirements and land use regulations. See adoption ordinance at https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/millcreek/orddoc/documents/1717005579_ORD%2024-24.pdf. Additionally, Millcreek staff is proposing an Affordable Housing Ordinance with zoning incentives that significantly reduce land use regulation, including but not limited to increased density allowances and open space reductions. Staff has completed the draft ordinance and are currently waiting for final adoption by the City Council by August/September 2024. See link to draft affordable housing ordinance at <https://www.millcreekut.gov/DocumentCenter/View/4384/Affordable-Housing-Draft>.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Staff presented the proposed Murray North station area plan to the Millcreek Planning Commission at their regularly scheduled April 2024 meeting. The Millcreek Planning Commission forwarded a positive recommendation to the Millcreek City Council. See planning commission's April meeting minutes at https://www.millcreekut.gov/AgendaCenter/ViewFile/Minutes/_04172024-796. Obtaining the recommendation from the Planning Commission on the proposed Murray North station area plan helps support Millcreek's efforts to adopt one of the two required SAP by 2025. Planning Staff presented and discussed the proposed Affordable Housing Ordinance with each of the Community Councils and the Millcreek Planning Commission during their regularly scheduled meetings in July 2024. Each Community Council and the Planning Commission made comments and provided a positive recommendation to the City Council to adopt the proposed Affordable Housing ordinance. Millcreek's ordinance adoption process requires recommendations from both the Community Councils and the Planning Commission prior to the formal adoption of any ordinance. With the expectation that these will be presented to the City Council for adoption in the coming months, obtaining the recommendations from the Community Councils and the Planning Commission on the proposed Affordable



Housing ordinance helps support Millcreek’s efforts to adopt and implement the Affordable Housing ordinance which will serve development in the Millcreek area of the Murray North station area plan. Through incentives in exchange for moderate -income housing developments, developers will have the opportunity to take advantage of reduced land use regulations.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write “None.”

While it does not represent a large majority, there are many residents that oppose further deregulation for affordable housing. These same residents are concerned that regulations and incentives for affordable housing are disproportionate geographically and are aimed at the west side of Millcreek versus the east side.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

While there are no observed changes, Millcreek does anticipate more development with the adoption of the Murray North station area plan and future adoption of an affordable housing ordinance. It should be noted that Millcreek adopted and implemented a new parking and mobility ordinance in 2023 which reduces the required parking for qualifying affordable housing developments by twenty percent. While there has been developer interest for this reduction, there are no new entitlements or changes observed at this point.

8. Links to supporting documentation (Optional)

<https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/millcreek/>



[orddoc/documents/1717005579_ORD%2024-24.pdf](https://www.millcreekut.gov/AgendaCenter/ViewFile/Item/647?fileID=26774) & <https://www.millcreekut.gov/AgendaCenter/ViewFile/Item/647?fileID=26774>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing “No”. Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

V

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality’s implementation plan.

Develop station area plans in accordance with Section 10-9a-403.1

3. What page in the submitted plan can this be found?

Millcreek Together General Plan, Moving Forward Chapter, Page 116. <https://www.millcreekut.gov/DocumentCenter/View/3193/Millcreek-Together-General-Plan---Sep-2022>



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Millcreek and Murray with the guidance of WFRC hired GSBS to help prepare the MN SAP. Millcreek and Murray together collaborated with steering committee members such as UTA, UDOT, and WFRC on developing SAP's that are compliant with HB 462.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Staff presented the proposed MN SAP to the Millcreek Planning Commission at their regularly scheduled April 2024 meeting. The Millcreek Planning Commission forwarded a positive recommendation to the Millcreek City Council. Obtaining the recommendation from the Planning Commission on the proposed MN SAP helps support Millcreek's efforts to develop station area plans in accordance with Section 10-9a-403.1. See planning commission April meeting minutes at https://www.millcreekut.gov/AgendaCenter/ViewFile/Minutes/_04172024-796. Furthermore, the Millcreek City Council adopted the Murray North Station Area Plan on May 28, 2024. See link to adoption ordinance at https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/millcreek/orddoc/documents/1717005579_ORD%2024-24.pdf

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No barriers other than lack of public engagement/interest.

7. Describe the changes observed and any other market responses identified



as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No changes observed or entitlements to report. However, Millcreek does anticipate more development in the future due to the adoption of the Murray North station area plan and future affordable housing ordinance.

8. Links to supporting documentation (Optional)

https://www.millcreekut.gov/AgendaCenter/ViewFile/Minutes/_04172024-796 & https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/millcreek/orddoc/documents/1717005579_ORD%2024-24.pdf

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

J

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the



initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

There are three implementation plan for this strategy. (1) Explore specific incentives to entice developers to offer owner-occupied developments or a percentage thereof, (2) evaluate the potential for small lot (5,000 sf or less) residential uses in appropriate areas, and (3) encourage rowhouses, twin homes, cottages and other building forms where appropriate by implementing a reduced lot coverage percentage.

3. What page in the submitted plan can this be found?

Millcreek Together General Plan, Moving Forward Chapter, Page 113. <https://www.millcreekut.gov/DocumentCenter/View/3193/Millcreek-Together-General-Plan---Sep-2022>

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff proposed zoning amendments to its R-1 Zones to help entice owner-occupied developments. Amendments were geared towards softening regulations for smaller R-1 zoning lots such as R-1-3, R-1-4, and R-1-5 that have a smaller square footage requirement. See link to proposed ordinance draft at https://www.millcreekut.gov/DocumentCenter/View/4354/RCOZ-Amendments_May-2024

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Staff discussed proposed zoning amendments with the Planning Commission at their regularly scheduled January 2024 meeting where they forwarded a positive recommended to the City Council. The Millcreek City Council approved the proposed ordinance on May 28, 2024. The adoption of the proposed zoning amendments effectively makes development of owner occupied detached homes and townhomes much more flexible and affordable by making certain additions and deletions pertaining to building height and setbacks, building envelope, allowable deviations, and special exception. See RCOZ revisions ordinance 24-25 at https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/millcreek/orddoc/documents/1717005605_ORD%2024-25.pdf



[com-new/millcreek/orddoc/documents/1717005605_ORD%2024-25.pdf](https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/millcreek/orddoc/documents/1717005605_ORD%2024-25.pdf)

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Given the status of the housing market and lack of enforcement, developers gobble up these smaller lots and stack overpriced townhomes. The primary complaint for why developers are forced to list them well above 80%-100% AMI is due to the cost of land.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since the adoption of the proposed zoning amendments, staff has observed a small amount of developers interested in taking advantage of the new amendments. Unfortunately it is still too early to document any new entitlements.

8. Links to supporting documentation (Optional)

https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/millcreek/orddoc/documents/1717005605_ORD%2024-25.pdf

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 7

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Utilize CRA Housing Set-Aside funds or other funding sources to create additional moderate income housing units and/or partner with a private sector developer to create an additional 100 housing units targeted for households at 50% AMI or less by 2027.

3. What page in the submitted plan can this be found?

Millcreek Together General Plan, Moving Forward Chapter, Page 111. <https://www.millcreekut.gov/DocumentCenter/View/3193/Millcreek-Together-General-Plan---Sep-2022>

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

Millcreek utilized \$100,000 dollars set-aside funds from the West Millcreek CRA to offset the required building permit fees for "The Howick", a moderate and deeply affordable housing project.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Millcreek City Council approved and adopted the CRA set-aside ordinance on November 13th 2023. Link to approved Ordinance 23-42 below. The adoption of the ordinance supported Millcreek's efforts to utilize set-aside funds from the West Millcreek CRA t

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No real barriers. While it appears \$100,000 is a substantial amount, it does very little in terms of constructing a multi-million dollar building.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Due to the set-aside funds from the West Millcreek CRA to help offset the financial barriers for " The Howick", staff has observed the progression of the project as it is currently being constructed. The proposed project will result in an



additional 150 affordable housing units with eleven of them being targeted at deeply affordable.

8. Links to supporting documentation (Optional)

https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/millcreek/orddoc/documents/1701110412_ORD%2023-42.pdf

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 8

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Explore feasible areas within Millcreek where a reduced or eliminated impact fee could be implemented for qualifying moderate income housing infill development and incorporate into the zoning code during the 2023 zoning code



update.

3. What page in the submitted plan can this be found?

Millcreek Together General Plan, Moving Forward Chapter, Page 116. <https://www.millcreekut.gov/DocumentCenter/View/3193/Millcreek-Together-General-Plan---Sep-2022>

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Millcreek staff drafted an Affordable Housing Ordinance that includes but not limited to framework for fee waiver incentive aimed at reducing financial barriers for developers of moderate-income housing. See draft Affordable Housing ordinance at <https://w>

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Planning Staff presented and discussed the proposed Affordable Housing Ordinance with each of the four Community Councils and the Millcreek Planning Commission during their regularly scheduled meetings in July 2024. Each Community Council and the Planning

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

There are many residents that oppose further deregulation specifically for affordable housing. These same residents are concerned that regulations and incentives for affordable housing are disproportionate geographically and are



aimed at the west side of

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

There have been no changes observed or new entitlements to report. Millcreek does remain optimistic in the future affordable housing ordinance and anticipates there will be entitlements to report on in the near future.

8. Links to supporting documentation (Optional)

<https://www.millcreekut.gov/AgendaCenter/ViewFile/Item/647?fileID=26774>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 9

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an



investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

There are two implementation plans for this strategy. (1) Consideration of implementing a density bonus incentive that gives a developer the ability to construct more units in exchange for providing additional moderate income housing units, and (2) create

3. What page in the submitted plan can this be found?

Millcreek Together General Plan, Moving Forward Chapter, Page 116. <https://www.millcreekut.gov/DocumentCenter/View/3193/Millcreek-Together-General-Plan---Sep-2022>

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The draft Affordable Housing Ordinance proposed by Planning Staff allows developers to build more units than typically permitted in exchange for including moderate-income housing units. In addition, the proposed ordinance includes an accelerated and strea

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Planning Staff presented and discussed the proposed Affordable Housing Ordinance with each of the four Community Councils and the Millcreek Planning Commission during their regularly scheduled meetings in July 2024. Each Community Council and the Planning

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in



describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

There are many residents that oppose further deregulation for affordable housing. These same residents are concerned that regulations and incentives for affordable housing are disproportionate geographically and are aimed at the west side of Millcreek ver

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Progress towards achieving strategy with the proposed affordable housing ordinance has been positive, there are no observed changes or new entitlements to report.

8. Links to supporting documentation (Optional)

<https://www.millcreekut.gov/AgendaCenter/ViewFile/Item/647?fileID=26774>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.



Clicking the "Next" button at the bottom of the form will submit your report.



Murray city

Who is filling out this report?

Zachary Smallwood

Planning Division Manager

zsmallwood@murray.utah.gov

8012702407

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

July 16, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose



of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

1,130

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

63 properties; 1,966 units

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows



that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

1,130

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The vacant lots are often tied to individual ownership that have been parceled out. These are not traditionally buildable lots as most do not have street frontage. Over half of the units cited could be on one 26 acre parcel of which staff has received an application to construction 639 of their total density allowed of 1040

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?

(select one)

Other

ADU Permit

Total known number of Accessory Dwelling Units recorded as of the report submission date:

107



Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

5

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

1

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

14

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing supply data, Housing needs data, Model ordinances, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Action Item: The Community and Economic Development will collaborate with the Murray City Water Department to update their masterplan and identify areas of opportunity for increased capacity by

December 31st, 2023.

Action Item: The Community and Economic Development Department will collaborate with Murray City Power to create a masterplan and help identify areas of opportunity for increased capacity and other infrastructure improvements by December 31st, 2025.

Action Item: In coordination with Murray City Parks and Recreation, Community and Economic Development Staff will evaluate the 2020 Parks and Recreation Masterplan and provide an update to the City Council on the progress of the 10-year plan by December 31st, 2025.

Action Item: In coordination with the Murray City Engineering Division, Community and Economic Development Staff will evaluate the 2021 Transportation Masterplan and provide an update to the City Council on the progress of the key elements by December 31st, 2026.

Action Item: The Community and Economic Development Department will collaborate with the Murray City Waste Water Division to update their masterplan and identify areas of opportunity for increased capacity by December 31st, 2027.



3. What page in the submitted plan can this be found?

14

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Murray City did not have a goal for 2024 as there were other elements that were chosen with an implementation that took over in 2024. There were the following infrastructure projects completed.

The Water Department continues to develop its Water Masterplan. There were significant changes that were missed that needed to be updated. It has not been adopted as of yet. However, the following projects have been completed.

1. Commerce Dr (5560 S - 5645 S): Upsized 1600' of 6" watermain to 12" watermain to increase water capacity in the area.
 2. Sagewood Dr, Nena Way & 5750: Upsized 3100' of 6" watermain to 8" watermain to increase water capacity in the area
 3. McGhie Springs Well: Pulled pump & shaft to inspect, treat & rehabilitate well to improve pumping capacity that has been decreasing.
- Commerce Drive (5300S - 5900S): Pedestrian improvements.
 Vine Street (State Street - 900E): Multi-modal improvements.
 4800 South (150W - State Street): Pedestrian improvements.
 Commerce Drive Bridge @ Big Cottonwood Creek: Pedestrian improvements.
 300W I215 Bridge: Pedestrian improvements.
 700W I215 Bridge: Pedestrian improvements.
 Bonneyview Avenue: Roadway widening and pedestrian improvements.
 5600S 235E: Pedestrian improvements.
 Fairbourne Li Station rehab improvements- Lined the existing Wet well and



replaced ageing pumps with new

6"Gorman Rupp pump package.

Mercantile Town Homes (109 multifamily) 2,962 FT of new sewer,

Ridges at Murray (66 multifamily) 2,034 new FT of sewer,

Tripp Lane (12 single family) 472 FT of new sewer

installation of 360' of new 12" ADS on commerce. One new catch basin is associated with that.

Installation of 1200' of new drainage line on for the 5750 project

The drainage line installed along 5400 south from 1070 west to clover meadows

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No Land Use regulations were implemented or decisions were made, except for funding the CIP budget by the City Council that funded most of these projects.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Cost of materials, labor, and showing that this has a direct impact on the cost of housing.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households



displaced during redevelopment, changes in rents, etc.

Development applications have continued to be slow in 2023/24. Most of Murray's land is redevelopment and not greenfield. This requires significantly more cost to a developer. Murray's history as a smelter community continues to have an environmental impact as most soil requires remediation.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Action Plan: The Community and Economic Development Department by December 31st, 2023 will review regulations to facilitate the construction of additional detached accessory dwelling units, including a review of the following items:



Determine whether the city should allow a second ADU to be located on residential properties.

Conduct a review of the setback requirements for detached ADUs and propose changes.

Consider allowing a second level for appropriately located accessory structures when the second story would be used as an ADU.

3. What page in the submitted plan can this be found?

15

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff conducted research on detached accessory dwelling units and proposed code changes to loosen restrictions that was heard at the Planning Commission meeting on July 18, 2024. There were some grammatical errors and small items that the Planning Commission wanted addressed and tabled the item until September of 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Planning Commission is in favor of reducing the setbacks for Detached ADUs, allowing larger sizes, and removing barriers to development. Staff made minor errors that needed to be corrected and the item was tabled at the July 18, 2024 Planning Commission meeting.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must



advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Staff time to research, draft, and implement.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since our 2023 change that reduced the square footage of detached ADUs we have had four applications for a detached ADU that would not have been able to be built.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
24.06.26_DRAFT_17.78 Accessory Dwelling Units CLEAN.docx

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an



investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Action Item: In conjunction with city leadership, the Community and Economic Development Department will review the Murray City Center District zone by December 31st, 2023 and recommend changes to help facilitate moderate income housing.

Action Item: Murray City Community and Economic Development Department staff will conduct a review of the Murray Central Mixed-Use zone by December 31st, 2024, and propose amendments that would increase the availability and likelihood that moderate income housing would be constructed.

3. What page in the submitted plan can this be found?

15

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In April of 2024, the Murray City Council funded \$150,000 to rewrite the downtown (MCCD) code into a form-based code model. This project is ongoing throughout the remainder of the year.

The Murray Central Station area plan was delayed and did not start until June of 2024 and after that process is complete, we anticipate making substantial changes to the MCMU after that process is complete. The Murray City RDA funded \$100,000 in addition to UTA providing \$100,000 to develop the station area plan for this area.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City Council adopted the Murray City Center District Strategic Plan on May 7, 2024. Which recommended drafting a form based code.



The City Council funded \$150,000 to develop a form based code to replace the existing downtown code.

The Redevelopment Agency funded \$100,000 to work with UTA to develop the Murray Central Station Area plan which will result in code changes to facilitate moderate income housing.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Staff resources and the time it takes to get contracts negotiated for consultants. Additionally, building public support for initiatives can be daunting and requires a lot of hand holding of elected officials.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

There has been a lot of interest in Murray's Downtown and City Staff has met with six developers to discuss redevelopment of our downtown. There has not been any realized change in market demand. If anything demand has slowed in 2023/24

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
Pages from April 2 2024 Council Meeting Packet.pdf



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)

Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

N

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Action Item: The Community and Economic Development Department in conjunction with the Murray City Finance Department will scope and determine feasibility for a down payment assistance program by December 31st, 2022.

Action Item: By December 31st, 2023, city staff will present a proposal for a down payment assistance program to be reviewed by city leaders.

3. What page in the submitted plan can this be found?

15

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

On August 10, 2023 the Redevelopment Agency signed a contract with



Neighborworks of Salt Lake to administer the Down Payment Assistance Program. As of today, July 29, 2024. Two employees have applied for the assistance but were ineligible due to making too much money.

The RDA has scheduled to review the downpayment assistance program pilot program at their August meeting. Staff anticipates that it will be expanded to allow other agencies apply.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Our employees make too much money? I cannot think of anything else.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

W

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Action Item: By December 31st, 2023, Murray City will have adopted a Station Area Plan for the Murray North, also known as Fireclay, light rail station.

Action Item: By December 31st, 2024, Murray City will have amended the Murray Central Small Area Plan to reflect the requirements dictated by state statute.

3. What page in the submitted plan can this be found?

16

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

The Murray North Station Area Plan was adopted by the City Council on July 16, 2024.

The Murray Central Station Area Plan received funding from the FTA (through UTA) and Murray City RDA for a total of \$200,000 to develop the station area plan. Arcadis is the consulting firm that will be working with the city to craft the plan.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Then General Plan was amended to adopt the Murray North plan, including the implementation strategies. Staff will begin work on those this coming year.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Staff and consultant time to get the plan drafted and through the public process. This was a dense plan that focused on more than just housing, but what barriers exist to keep people from thriving in this neighborhood with a lot of MIH.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Construction and land costs continue to deter building in this area. Realized



crime in the Murray North Area has led to retailers not locating to the area.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Nibley city

Who is filling out this report?

Levi Roberts

City Planner

levi@nibleycity.com

435-760-8459

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

March 14, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose



of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

741

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

4221

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

19

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows



that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

120

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Several of the units in the second category that include an overlay zone are potential units through the utilization of transfer of development rights (TDR). There are several logistical challenges that arise from utilizing the TDR program, including finding a willing sending area property that is willing to sell development rights and having the expertise to overcome administrative hurdles, in addition to the standard subdivision process. Another barrier to developing several of the units in this category, is that parcels are on land in which the landowner is using the property for agricultural purposes. They are not interested in developing the property or selling it to a developer, despite the potential that zoning allows.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

For the 1st category, this includes all units that could be built in subdivisions that have been approved and have some kind of development agreement, conditional use permit or other approval that vests the property owner. The majority of these units are in three planned unit developments that were approved in 2020. They have been moving forward with construction since that time, but construction has slowed during certain periods.

For the second category, the majority of the units are in transfer of development rights- receiving (TDR-R) areas. Some of these areas allow for densities much higher than the underlying zoning, but there has been limited interest in utilizing this program since its adoption in early 2023. Areas that are not included in a TDR-R overlay zone, within this category, are eligible for a bonus density through an application for an open space subdivision, which allows for a up to a 35% density bonus when dedicating a certain percentage of open space. All residential zones (other than the rural estate zone) are within this overlay district.

The remaining units in the third category are within the rural estate zone, which only allows one housing unit per two acres.



Density in Nibley City is regulated either by lot size or by unit per net developable acre. The reported numbers for category 2 and 3 include the assumption that 80% of the available land is developed, with the remainder being for rights of ways or other uses.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

24

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

11

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

N/A

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

N/A



Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Model ordinances, Case studies for strategies, Reporting technical assistance

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Allow for more flexibility in implementing the strategies to allow for innovation and tailor strategies to local needs.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Work closely with Developers and property owners and make appropriate rezones for R-PUD developments (Ongoing)

Create a Town Center Overlay Ordinance that would allow for mixed-use, condominiums, townhomes, and single-family homes in addition to open space and commercial uses (Early 2023)

3. What page in the submitted plan can this be found?

20

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

-In coordination with Cache County countywide planning program, Nibley City Staff has commenced the process to develop a Town Center Master Plan. This Master Plan will guide the development of a Town Center Overlay Ordinance that would allow for mixed-use, condominiums, townhomes, and single-family homes in addition to open space and commercial uses.

-Prior to the commencement of this Master Plan that will lead to a more detailed ordinance, an ordinance has been approved which allows for mixed-use development of up to 10 units/acre in commercial neighborhood zones (Ordinance 23-27).

- City Staff has communicated with several developers about the potential for R-PUD developments. One developer has started the annexation process with the intent to petition the City to zone the property R-PUD. Although an official application has not been submitted, progress has been made.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Ordinance 23-27: Amending NCC 19.20.010 Land Use Chart and 19.04.010 Definitions and adopting NCC 19.20.030 Mixed Use and NCC 19.24.270 Mobile Businesses and Food Trucks passed August 10, 2024. This ordinance adopted a mixed use section, which sets forth standards and allows for residential/commercial mixed use development within neighborhood commercial zones in



the town center area. This is in direct support of the strategy to allow for mixed-use, condominiums, townhomes, and single-family homes in addition to open space and commercial uses.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The lengthy annexation process mandated by the State has delayed the zoning of R-PUD for the developer noted above.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Due to the limited amount of time since the action was taken, there has not been any notable market responses observed.

8. Links to supporting documentation (Optional)

https://nibley.municipalcodeonline.com/book?type=ordinances#name=19.20.030_Mixed_Use

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

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- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

- Track number of ADUs that are built (ongoing)
- Research barriers to building ADUs (Late 2023)
- Consider amendments to ADU ordinance based upon research findings (Early 2024)

3. What page in the submitted plan can this be found?

18

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

City Staff has tracked and monitored the number of ADUs that are being built. This number was reported in this report.



Staff researched the potential barriers to building ADUs based upon perspective applicant feedback. Some perspective applicants noted the owner occupation requirement as a barrier. Others pointed to the height requirement as a barrier, particularly when they would like to build an ADU above a garage space. The impact fee was mentioned as a financial barrier

Based upon this research, in collaboration with Planning Commission, Staff drafted amendments to the ADU ordinance that help overcome these barriers.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

'Ordinance 24-01: Amending NCC 3.02.040, 17.06.050, 19.20, 19.22 and 19.24; removing owner occupation requirements for accessory dwelling units and two-family housing, amending impact fee provisions, height requirements and other provisions for accessory dwelling units and setback requirements for accessory buildings' removed the owner occupation requirement for ADUs, which was noted as a major barrier to their implementation. In addition, this ordinance cut the impact fee in half for units that do not require a separate utility connection. In addition, height requirements, which previously did not allow an ADU to be constructed to be taller than the primary dwelling were changed to 30 feet. This allows ADUs to be feasibly built above detached garages and shops.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Getting adequate data on barriers to ADU implementation was a barrier, as their were limited responses to inquiries about barriers.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the



county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

There appears to be a slight increase in the amount of ADUs being constructed within the last year. There have been 11 ADUs that have applied for building permits in the last year compared to 5 in the previous year.

8. Links to supporting documentation (Optional)

https://nibley.municipalcodeonline.com/book?type=ordinances#name=19.24.250_Accessory_Dwelling_Unit_Standards

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

- Create mixed-use areas within the Town-Center area (Early 2023)
- Allow for apartments and condominiums within Neighborhood Commercial Zones attached to commercial buildings (Early 2023)

3. What page in the submitted plan can this be found?

19

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

August 10, 2023, Nibley City Council passed Ordinance 23-27: Amending NCC 19.20.010 Land Use Chart and 19.04.010 Definitions and adopting NCC 19.20.030 Mixed Use and NCC 19.24.270 Mobile Businesses and Food Trucks. Among other changes, this ordinance added allowances for residential/commercial mixed-use which were not permitted prior to passing this ordinance. Specifically, such developments may develop at 10 units/acre provided that 50% of the ground floor is commercial.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

August 10, 2023, Nibley City Council passed Ordinance 23-27: Amending NCC 19.20.010 Land Use Chart and 19.04.010 Definitions and adopting NCC 19.20.030 Mixed Use and NCC 19.24.270 Mobile Businesses and Food Trucks. Among other changes, this ordinance added allowances for residential/commercial mixed-use which were not permitted prior to passing this ordinance. Specifically, such developments may develop at 10 units/acre provided that 50% of the ground floor is commercial.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier,



and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Finding adequate Staff time to research and craft an ordinance that was appropriate was a barrier.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

There have not been any observed market responses to this change in regulation.

8. Links to supporting documentation (Optional)

https://nibley.municipalcodeonline.com/book?type=ordinances#name=19.20.030_Mixed_Use

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

J

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

- Study appropriate density bonus and incentive threshold to apply to the R-PUD zone or other zones within Nibley City. (Early 2024)

3. What page in the submitted plan can this be found?

21

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In January 2024, Staff conducted research in several communities that have implemented zoning incentives for moderate income housing. Findings from this research was discussed and reviewed by the Planning Commission. The Planning Commission directed Staff to revisit this topic at a later date.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

N/A



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Due to the number of new regulations and the unknown implications of a regulation that had not been tested in Cache Valley, the Planning Commission was not willing to recommend an ordinance that provides specific incentives for the provision of moderate income housing at this time.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

N/A

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

○

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

- Meet with Neighborhood Non-profit Housing Corporation representatives annually to seek opportunities to build affordable housing. (Late 2023)
- Ensure Staff is trained to refer those in need of housing assistance to BRAG and publicize helpful information about programs that are offered through BRAG and HUD. (Early 2023)

3. What page in the submitted plan can this be found?

22

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff has communicated with Neighborhood Non-profit Staff to seek opportunities to build moderate income housing within the City.

Staff has trained new City Staff about available housing assistance programs offered through BRAG and HUD.

In addition, Staff has coordinated with BRAG Staff on potential grant programs that would lower utility costs for low income households in the City.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

N/A

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No market changes have been observed.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



North Logan city

Who is filling out this report?

Scott Perkes

Community Development Director

sperkes@northlogancity.org

4345-752-1310 Ext. 113

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

SB174 Subdivision Rewrite Ordinance (24-01) - Adopted January 17, 2024.

https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/northlogan/ordinances/documents/1708983324_Ord2401-Amending%20City%20Subdivision%20Ordinance%20to%20be%20Compliant%20with%20



SB174.pdf

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

148 - <https://docs.google.com/spreadsheets/d/1hRlCxSZbuhchVMeFafA-2A99NUd2Az5xwvIVHom1ic/edit?gid=0#gid=0>

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

NLC Does not have any overlay zoning. We would consider this a "Buildout Density Analysis" which we have not performed since our last general plan update.



Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

We would consider this a "Buildout Density Analysis" which we have not performed since our last general plan update.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

North Logan City provides all public utilities (culinary water and sewer), secondary water is via canal or line company. Private utilities such as gas, power, cable, etc. do not provide will-serve letters, they simply sign the final subdivision plat. Please see our notes about North Logan City's critical culinary water infrastructure shortfalls. This is the biggest hinderance to our ability to accommodate future growth.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

A lot of our entitled lots have been bought up by adjacent property owners who want a larger lot. Other lots sit vacant as they have been purchased by someone who is not yet ready to build a home.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The 148 vacant and fully entitled lots represent subdivided lots, with full utility stubs that are simply waiting for a building permits. North Logan City does not count entitlements at various stages of development review. For example, we do not count lots on approved preliminary plats since these lots are not yet fully entitled and the project may still not come to fruition. A full Buildout Density Analysis would have to be conducted to see what our full developability would be under existing zoning allowances. This is data that we simply do not have at this point.



Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

19

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

7

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

N/A

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

N/A

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?



(Select all that apply)

Housing supply data, Housing needs data, Planning technical assistance, Model ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Don't send communities hunting for data (i.e. entitlements) when the state doesn't have a standardized definition or methodology for data formatting. Each community will be submitting entitlement data that will be inconsistent with how other communities are calculating and reporting. This data collection takes cities a lot of time to compile, and will ultimately be mostly unusable on the aggregate level with other communities. Figure out what data and exactly how the data is to be collected and formatted, before sending communities out to collect the data.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:



i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Goal One: Rezone for densities necessary to facilitate the production of moderate-income housing.

Strategy 1.1: Evaluate isolated areas of zoning with low density, or large estate lots, into higher density single-family lots where established neighborhoods will not be disturbed, while also considering and minimizing impact on the traditional rural character of North Logan City.

Task 1.1.1: Work with both the Planning Commission and City Council to identify suitable locations throughout the city that could be up-zoned for higher density residential development.

Measure 1.1.1: Schedule and hold joint PC/CC workshops to identify candidate up-zone areas throughout the city.

Timeline: Q1-Q2 2023

Measure 1.1.2: Hold public hearings to consider up-zoning of one or more of the areas identified during the PC/CC workshops.

Timeline: 2023-2024 (The timeline of this measurable is tied to the completion of Task 2.1.1)

Strategy 1.2: Evaluate applications for Zoning Map Amendment as they are submitted, and consider rezoning to higher densities, while also considering the general plan and other factors.

Task 1.2.1: Work with developers as they submit rezone applications to identify residential densities necessary to facilitate the production of moderate-income housing.

Measure 1.2.1: Number of rezone applications that have been approved with densities necessary to facilitate the production of moderate-income housing.

Timeline: Continuous (contingent on applications received)

Measure 1.2.2: Number of development barrier discussions held with local developers to identify requirements and processes that pose as barriers to the development of moderate-income housing.

Timeline: Continuous



Task 1.2.2: Perform biennial reviews of the previous years' rezone applications to identify opportunities where the City could facilitate future rezone applications to achieve the production of moderate-income housing.

Measure 1.2.3: A completed biennial review of the previous years' rezone applications.

Timeline: Biennially

Measure 1.2.4: Adopted improvements to the municipal code intended to facilitate future rezone applications' ability to achieve the production of moderate-income housing.

Timeline: Continuous

3. What page in the submitted plan can this be found?

92

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Goal One: Rezone for densities necessary to facilitate the production of moderate-income housing.

Strategy 1.1: Evaluate isolated areas of zoning with low density, or large estate lots, into higher density single-family lots where established neighborhoods will not be disturbed, while also considering and minimizing impact on the traditional rural character of North Logan City.

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Measure 1.1.1: Schedule and hold joint PC/CC workshops to identify candidate up-zone areas throughout the city.

Timeline: Q1-Q2 2023

The City applied for, and was accepted to participate in the Utah Growing Water Smart Workshop at Utah State University (June of 2023). This workshop was attended by members of City Council, Planning Commission, our Mayor, and technical staff. This workshop focused on the integration of water resources and land use planning. However, the city also used this workshop to discuss candidate up-zone areas throughout the city. The city has dire water



infrastructure shortcomings and any potential upzones will need to be tied to the available water resources in various parts of town.

February 1, 2024 - General Plan Public Open House

This event was the kick off to our General Plan Rewrite Project. The city intends to utilize this project as a key mechanism to discuss future growth and candidate up-zone areas throughout the city. At this event, the public was asked to envision their future and to identify their preferred form of moderately affordable housing (duplex, ADU, apartments, condos, small SFDs, premanufactured homes, etc. This data will help the Planning Commission and City Council decide how to best integrate moderate-income housing into the existing community.

April 11, 2024 - PC/CC Joint Work Session

At this meeting, staff provided the PC and CC with a review of the Moderate-Income Housing goals and strategies. We discussed the outcomes of the February 1st public open house and the survey results from the public. This helped the PC and CC understand the public's preferred implementation of additional density throughout the community.

May 16, 2024 - PC/CC Joint Work Session

At this meeting, the PC and CC reviewed materials to be presented at the June 6th public workshop. This included a discussion about population growth rates, potential locations for density, and the limitations of available water resources.

June 6, 2024 - General Plan Public Workshop

This second public workshop focused on asking the public about key issues in housing, land use, parks, trails, transportation, and water resources. In particular, members of the public were asked to identify exactly where density should be focused throughout the city on a map. This created a heat map of publicly desired outcomes.

June 27, 2024 - PC/CC Joint Work Session

At this joint work session, the PC and CC discussed the current general plan's Future Land Use Map and began drafting the updated Future Land Use Map. This session allowed these bodies to begin shaping future zoning and land use. Areas of future density will likely be placed in our "City Center" district and "Wolf Pack Way" corridor. These areas will be mixed-use, with higher density housing in and around them. This concept will be presented to the public at an upcoming public workshop on September 3rd.

Measure 1.1.2: Hold public hearings to consider up-zoning of one or more of the



areas identified during the PC/CC workshops.

Timeline: 2023-2024 (The timeline of this measurable is tied to the completion of Task 2.1.1)

As a reminder, Task 2.1.1 involves evaluating water infrastructure and supply to determine an appropriate residential density increase. Our updated Water Master Plan and Water Model show a significant deficit in our current water storage capacity, and a significant deficit in future water production and conveyance infrastructure without significant capital improvements. These limitations show that the city can increase residential densities, but only when capital funding is available to enhance our water infrastructure.

Water infrastructure shortages aside, the city hopes to address this task jointly with the adoption of the rewritten general plan. At present, our hope is to finalize the General Plan in Q4 of 2024.

The city has not thrown up their hands regarding our water infrastructure shortages. We have proactively managed our limited water resources by implementing tiered water rates, enforced scheduled watering days (add addresses vs even addresses have assigned watering days throughout the summer), cracked down on culinary water being used for outdoor irrigation, conducted robust public education about water conservation, and passed an ordinance limiting landscaping in both residential and commercial zones to allow the city to participate in the State's Division of Water Resources' Landscape Conversion Programs. Even with all of these conservation efforts, the city still struggles to provide adequate water to existing development, let alone an increased residential density. See below regarding substantial funding effort and investments made by the city regarding water infrastructure capital improvements.

In 2024, the city also moved to acquire critical real property needed to connect a water distribution line between two sections of the city. This acquisition and investment in water infrastructure cost the city \$1.43 million.

Strategy 1.2: Evaluate applications for Zoning Map Amendment as they are submitted, and consider rezoning to higher densities, while also considering the general plan and other factors.

Task 1.2.1: Work with developers as they submit rezone applications to identify residential densities necessary to facilitate the production of moderate-income housing.

Measure 1.2.1: Number of rezone applications that have been approved with



densities necessary to facilitate the production of moderate-income housing.

Timeline: Continuous (contingent on applications received)

North Logan City received only one rezone request within the reporting period. This rezone request asked the city to change the zoning of a parcel that was already zoned SF6, which is a small-lot single-family residential zoning classifications (6 units to the acre). The developer wanted to build a veterinarian hospital accompanied with three 24-plex student housing apartment buildings and eight small single-family dwellings. The Planning Commission thoroughly reviewed this request, took public comment (overwhelmingly negative), and ultimately found that the rezone request was not in alignment with our current general plan which called for small single-family dwellings on this parcel of land.

Measure 1.2.2: Number of development barrier discussions held with local developers to identify requirements and processes that pose as barriers to the development of moderate-income housing.

Timeline: Continuous

August 7, 2024 - ADU Impact Fees Discussion. This was an internal discussion with our impact fees consultant to determine if we could charge or waive impact fees for ADUs as an incentive for long-term rental of an ADU (waived fees) or as a disincentive for short-term rental of an ADU (charged fees). We found that we cannot charge impact fees for internal ADUs per state code, but that we could charge impact fees for detached ADUs. North Logan City currently DOES NOT charge any impact fees for any ADU permits.

August 8, 2024 - Development Discussion with Cody Faerber - New Vision Rezone discussion. Cody Faerber was looking to rezone his property to allow for an institutional use (vet hospital) and multi-family housing to house students working and studying at the vet hospital. This discussion addressed the barrier of inconsistent zoning of the subject parcel and inconsistency with the current general plan. Cody formally discussed a rezone request with the planning commission who ultimately denied the request due to its inconsistency with the general plan.

August 9, 2024 - Discussion with the Cache Valley Home Builders Association. This discussion provided an introduction of the association leadership along with a discussion of barriers within the home building community (labor shortages, materials shortages, local regulations, etc.)

September 13, 2024 - Discussion W/Dr. McKenna regarding a potential mixed-use development. This discussion was regarding his property on 200 East (commercially zoned) and if a mixed-use product to be approved. The city was supportive, but the parcel's small footprint made parking and access along 200



East quite difficult for a mixed-use commercial/residential project.

September 15, 2024 - Discussion with Dave Flandro regarding potential conversion of nonconforming structure into an ADU. This discussion found that Dave's nonconforming structure would be cost prohibitive to convert into a commercial office or ADU due to building code compliance costs.

October 23, 2024 - Meeting with Jake Young regarding a reduction of setbacks in the Smiling H Phase 1 subdivision. This discussion explored the potential to reduce the side yard setbacks in a subdivision to facilitate 3'rd car garage bays that could also be converted into ADUs. The city reviewed this request but found that the reduced setbacks would be inconsistent with adjacent neighborhoods.

December 5, 2024 Meeting with State Representatives to discuss challenges of SB174 and unintended consequences that hurt housing affordability. Staffers and Mayor Peterson met with our local state representatives to discuss SB174 and some of the issues North Logan had identified while working through implementation of the bill's requirements. Ultimately, the city found that this bill helped large production developers, but penalized small mom and pop developers. North Logan will primarily build out with smaller mom and pop subdivisions, not large tract developments. We feel that SB174 requires the city to ask for an extremely detailed submittal in order to comply with the 15-day review timeline. This detailed submittal is expensive for a small subdivision to produce ahead and submit for a subdivision application. This cost will then be forwarded to the new homeowners.

January 29, 2024 - North Logan Village Phase 4 discussion W/Sierra Homes. Phase 4 of the North Logan Village development is entitled to build two vertically-integrated mixed-use multi-family multiplex buildings. However, the developer is running into barriers to get these two buildings built due to the commercial element. This project is the first project in our City Center to develop. As such, commercial development won't have many rooftops to support it. The developer does not believe this phase to be economically feasible until such a time that much more residential development is completed in the region.

February 22, 2024 - Discussion with Tyson Horne regarding developing behind the post office. This developer is looking to purchase a commercially zoned property. The developer would like to build Multi-family apartments, however the zoning doesn't allow for any residential uses. A rezone would be required. However, before a rezone could/should be requested, the city's general plan needs to be updated to show multi-family uses in this area of town.

April 23, 2024 - Discussion with Kairos Land Development regarding mixed-use development potential on Wolf Pack Way. This developer is looking into mixed use development on a parcel they own on Wolf Pack Way. This parcel is commercially zoned and would need to be rezoned to allow for residential uses.



The city believes the updated General Plan will support this type of land use, but the plan needs to be finished and adopted prior to a rezone being requested.

Task 1.2.2: Perform biennial reviews of the previous years' rezone applications to identify opportunities where the City could facilitate future rezone applications to achieve the production of moderate-income housing.

Measure 1.2.3: A completed biennial review of the previous years' rezone applications.

Timeline: Biennially

The city did not receive any rezone applications in the August 1st 2022 - July 31st - 2023 time period. As such, no review of a previous year's rezones needed to be conducted.

Measure 1.2.4: Adopted improvements to the municipal code intended to facilitate future rezone applications' ability to achieve the production of moderate-income housing.

Timeline: Continuous

This year, the City and Planning Commission allocated a substantial amount of its staff's time and Commission's available agenda to the researching, drafting, and implementation of a rewritten subdivision ordinance in compliance with SB174. Parallel with this subdivision ordinance rewrite, staff completely revamped the City's subdivision application process to become entirely paperless and invested in software (Civic Review) to ensure our subdivision reviews could comply with the accelerated review timelines mandated by SB174.

The city also updated the Impact Fee Facilities Plan and associated Impact Fees. This was presented and approved by the City Council in June and July of 2024. This plan and associated fees have been updated to account for our future water infrastructure needs and will help the city pay for a portion of the capital improvement projects needed to keep pace with development.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

- Water Master Plan and Water Model Updates were completed and adopted.
- Updated Impact Fee Facility Plan and associated Impact Fee Updates were adopted.
- Rewritten subdivision ordinance and digitized subdivision application system



was adopted per the requirements of SB 174.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Water infrastructure shortages

NIMBYISM

Limited Staff Availability - We have a Community Development Department consisting of a single employee. This individual handles all of the phone calls, walk-ins, land use permitting, subdivision review, code enforcement, management of the Planning Commission, etc. They truly do not have adequate time to address all of the changes made within the legislature every year while also keeping up with daily current planning tasks. Makes for a very reactive workload as opposed to proactive problem solving of local issues.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

In almost every discussion we have with a developer, the city asks the developer if they would be willing to explore stacked flat condominiums or vertically-integrated mixed use products with owner occupied units. Local developers always respond with "we cannot finance such a project" due to local lending concerns, or insurance, or long-term liability. The city wants high quality, multi-story, owner-occupied condominiums and has zoning available for such a product, but developers do not know how to build such a product due to private-side issues with lending, liability, subs who don't know commercial building code, etc.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Goal Two: Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

Strategy 2.1: Modify existing underutilized mixed-use zones, including the City Center Commercial (CCC) and Downtown (DT) zones, to allow for additional higher density residential, without compromising the existing character of the city or disturbing existing neighborhoods.

Task 2.1.1: Evaluate city infrastructure and water supply in 2023 after the new city well has been completed, and determine an appropriate residential density increase, factoring in water supply and increased demand.



Measure 2.1.1: Completion of an updated water infrastructure capacity assessment.

Timeline: Q1-Q2 2024 (Timeline is contingent on the construction of expanded city water production, storage, and conveyance systems are anticipated in 2023)

Measure 2.1.2: A formal determination of a sustainable residential density increase has been made.

Timeline: Q3-Q4 2024

Task 2.1.2: Modify the Zoning Ordinance to increase the base residential densities associated with the City's mixed-use zones.

Measure 2.1.3: Adopted ordinances increasing the base residential densities associated with the City's mixed-use zones.

Timeline: 2025

3. What page in the submitted plan can this be found?

93

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Goal Two: Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

Strategy 2.1: Modify existing underutilized mixed-use zones, including the City Center Commercial (CCC) and Downtown (DT) zones, to allow for additional higher density residential, without compromising the existing character of the city or disturbing existing neighborhoods.

Task 2.1.1: Evaluate city infrastructure and water supply in 2023 after the new city well has been completed, and determine an appropriate residential density increase, factoring in water supply and increased demand.

COMPLETED as part of the Water Master Plan and Water Model project.

Measure 2.1.1: Completion of an updated water infrastructure capacity assessment.

COMPLETED as part of the Water Master Plan and Water Model project.



Timeline: Q1-Q2 2024 (Timeline is contingent on the construction of expanded city water production, storage, and conveyance systems are anticipated in 2023)

March 6, 2024 - The CC reviewed and approved the updated Water Master Plan and Water Model.

May 16, 2024 - The PC reviewed the updated Water Master Plan and Water Model.

In summary, the updated Water Master Plan and Water Model show that the city currently has a critical water storage deficit (below required fire flow requirements), and will have a deficit in conveyance and water production capacity without significant capital improvements totalling more than \$20 million dollars over the next 20-years.

These water infrastructure shortages present a significant barrier to the City's ability to accelerate development.

The City has been applying for any and all grant and loan opportunities through state and federal sources. The City was able to secure a \$2 million dollar grant through Congressman Blake Moore's office, but our funding needs are far from satisfied. The city has also been approved for an \$8 million dollar bond/loan through the Division of Drinking Water. This bond required the city to put a \$1 million dollar down payment to secure the funding. These two financing components represent a huge win for the city and greatly improves the outlook for our water infrastructure. We still have a lot more funding to dig up, but this is a great start.

Measure 2.1.2: A formal determination of a sustainable residential density increase has been made.

Timeline: Q3-Q4 2024

The Water Master Plan and Water Model incorporated a 2.9% annual growth rate (which matches our past decade of growth) and extrapolated this growth out for the next 20 years. This growth was then tied to the anticipated water demand. The outcome of these population and water demand projections showed that the city needs \$20 million dollars worth of water infrastructure improvements in order to keep pace. At present, the City has a critical water storage deficit that needs to be addressed before a substantial density increase could be achieved. Given the outcomes of the Water Master Plan and Water Model, no additional density increase would be considered "sustainable" until our existing infrastructure shortages are addressed. Long-term, we plan to keep pace with our 2.9% growth rate, but need substantial funding to find the \$20 million needed for water infrastructure improvements.

Running parallel with the General Plan Rewrite project, the city executed a



contract with Downtown Redevelopment Services, Zions Public Finance, and MHTN Architects to conduct a City Center Economic Feasibility Analysis and Small Area Master Plan. This project has a budget of \$105K and is anticipated to be completed in Q4 of 2024 or Q1 of 2025. This project is looking at the City Center area of town which includes the City Center Commercial (CCC) and Downtown (DT) zones. The economic feasibility analysis will help the city determine what residential densities are needed to support a mixed-use commercial core for the city. This likely will mean a density bump is needed. The Small Area Master Plan will further determine where to place this increased density in relation to the commercial uses. Zoning in these areas will be modified upon completion of this project to match the plan's recommendations.

Task 2.1.2: Modify the Zoning Ordinance to increase the base residential densities associated with the City's mixed-use zones.

Measure 2.1.3: Adopted ordinances increasing the base residential densities associated with the City's mixed-use zones.

Timeline: 2025

This item is currently premature, but the city does anticipate making zoning changes upon completion of the General Plan Rewrite and City Center Master Plan projects. These projects are anticipated to be complete in Q4 of 2024 or Q1 of 2025. Code amendments and rezones will then take place in 2025 to implement these plans. Again, we need to find funding for our identified water infrastructure deficits in order to keep pace with this planning. Without infrastructure funding, our ability to keep pace with our projected growth will not be possible.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

-Updated Water Master Plan and Water Model.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must



advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

NIMBYISM

Water infrastructure shortages

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

N/A

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes



the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Goal Three: Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Strategy 3.1: Review and potentially modify the regulations and review process for internal and detached accessory dwelling units to facilitate the creation of new units.

Task 3.1.1: Create and allow for internal and detached accessory dwelling units.

Measure 3.1.1: Adopt an ordinance allowing for, and the regulation of, internal accessory dwelling units.

Timeline: COMPLETE

Measure 3.1.2: Adopt an ordinance allowing for, and the regulation of, detached accessory dwelling units.

Timeline: COMPLETE

Task 3.1.2: Monitor the number of detached accessory dwelling unit permits issued to-date during ongoing workshops with the PC and CC.

Measure 3.1.3: Hold annual workshop discussions regarding the number of internal and detached accessory dwelling unit permits issued to-date.

Timeline: Annually

Task 3.1.3: Evaluate and revise accessory dwelling unit regulations and review process to facilitate the creation of new units.

Measure 3.1.4: Adopted revisions to the regulations or review process intended to facilitate the creation of new internal or detached accessory dwelling units.

Timeline: 2024 - Initial Review; Biennial reviews beginning in 2026.

3. What page in the submitted plan can this be found?

94

4. Describe each action taken between August 1, 2023 and July 31, 2024 to



implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Goal Three: Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Strategy 3.1: Review and potentially modify the regulations and review process for internal and detached accessory dwelling units to facilitate the creation of new units.

Task 3.1.1: Create and allow for internal and detached accessory dwelling units.

Measure 3.1.1: Adopt an ordinance allowing for, and the regulation of, internal accessory dwelling units.

Timeline: COMPLETE

Measure 3.1.2: Adopt an ordinance allowing for, and the regulation of, detached accessory dwelling units.

Timeline: COMPLETE

Task 3.1.2: Monitor the number of detached accessory dwelling unit permits issued to-date during ongoing workshops with the PC and CC.

Measure 3.1.3: Hold annual workshop discussions regarding the number of internal and detached accessory dwelling unit permits issued to-date.

Timeline: Annually

During the reporting period (August 1, 2023 - July 31, 2024) the city approved building permits for four internal ADUs, and three detached ADUs. All ADUs that were requested in this reporting time period were approved. The previous year the city issued building permits for three ADUs. This year more than doubles the number of permits issued last year. We see ADUs gaining traction in our community with the changes we've made to our ordinances. A lot of folks are doing research on ADUs and staff field MANY calls on this topic.

The Planning Commission formally reviewed this data during their July 18, 2024 workshop meeting.

City staff have also provided public education regarding ADUs and rental options via the city's newsletter. This education seems to be helping the public to better understand the new ordinance allowances as city staff have received MANY calls on this topic from folks who are planning potential ADU projects for their properties.

Task 3.1.3: Evaluate and revise accessory dwelling unit regulations and review process to facilitate the creation of new units.



Measure 3.1.4: Adopted revisions to the regulations or review process intended to facilitate the creation of new internal or detached accessory dwelling units.

Timeline: 2024 - Initial Review; Biennial reviews beginning in 2026.

In October of 2023, the city made changes to loosen the requirements for ADUs and to tighten the requirements for short-term rentals. In summary, the city changed ADUs from a Conditionally Permitted land use, to being simply a Permitted land use. This facilitates, quickens, and lowers the cost for an applicant to build an ADU. We also changed short-term rentals from being a Permitted land use to being a Conditionally Permitted land use. The hope being that the added requirement of receiving a Conditional Use Permit would serve as a slight deterrence from short-term renting and incentivize long-term rentals.

The Planning Commission formally reviewed permitted ADUs and our current regulations during their July 18, 2024 meeting. However, our most recent ordinance change in October of 2023 seems to be working well and we've seen an increase in applications.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

In October of 2023, the city made changes to the ADU ordinance to loosen the requirements for ADUs and to tighten the requirements for short-term rentals. In summary, the city changed ADUs from a Conditionally Permitted land use, to being simply a Permitted land use. This facilitates, quickens, and lowers the cost for an applicant to build an ADU. We also changed short-term rentals from being a Permitted land use to being a Conditionally Permitted land use. The hope being that the added requirement of receiving a Conditional Use Permit would serve as a slight deterrence from short-term renting and incentivize long-term rentals.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

Not many. Most folks think ADUs are one of the best ways to incorporate additional housing. Seems to be the least controversial tool. Our only concern is having ADUs turn into short-term rentals. We are monitoring this concern and as of this point, we only know of 1 of our 19 ADUs being used as an STR. If this changes, we may change our ordinance to prohibit short-term rental of ADUs.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We've see an uptick in the number of ADUs being requested. Last year we had three ADU permits requested and approved. This year we had that number more than double with seven permits requested and approved. We have also noticed a substantial uptick in the number of phone calls and emails from residents who are studying their ADU options and that are making plans to integrate an ADU into their properties. We believe the ADU ordinance, along with recent changes to our ordinance, are working and folks are starting to use it as intended.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.



Clicking the “Next” button at the bottom of the form will submit your report.



North Ogden

Who is filling out this report?

Scott Hess

Community and Economic Development Director

shess@nogden.org

801-737-9841

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

https://www.northogdencity.com/sites/default/files/fileattachments/planning_amp_zoning/page/2251/master_zoning_map_-_updated_february_2024.pdf



When did the last zoning map or text amendment occur?

February 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

1865

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

387

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

182

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Financing Concerns - Several developers have cited financial concerns and their ability complete multi-family projects in the current financial market.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Century Farms - This is a development that began as a small lot single-family (under 4,500 square foot lots), entitled in 2022. This project was entitled and paper platted and the developer worked for two years to sell the lots to a home builder. After failing to sell the project, the developer came back to the City to ask for a rezone to multi-family and has begun that process due to inability to develop a small lot single-family project in today's financial market.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling



Units?
(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

12

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

3

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

12

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Planning technical assistance, Model ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none,



please write N/A.

I do not believe that housing affordability is a lever that is easily controlled or impacted at a municipal level. Market impacts such as financing, interest rates, property values, lumber prices, and available labor have far more to do with housing pricing than underlying zoning.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

In the previous year, North Ogden City accepted two annexation petitions, and one in-fill rezone. All of which asked for future Multi-Family R-4 zoning, and all were approved. The City is meeting its implementation plan by accepting market driven rezone requests in line with the current General Plan map, and using it legislative process to accurately apply zoning that meets the General Plan designations.



3. What page in the submitted plan can this be found?

https://www.northogdencity.com/sites/default/files/fileattachments/planning_amp_zoning/page/2271/exhibit_a_-_draft_2021_gp_future_land_use_map_-_04202022.jpg

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City Planning Department was under-staffed, and has not completed the General Plan written text and document update. However, the City Council has reviewed annexations and rezones based on the 2022 General Plan Future Land Use Map, and has applied an accurate future zone based on the information in the map.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Annexation 2023-01 Cevering - Annexation of 5+ acres to R-4 Zoning

Annexation 2023-02 Farr - Annexation of 1.003 acres to R-4 Zoning

Zoning Map Amendment 2014-01 - Century Farms Rezone to R-4 (approved pending the completion of a Development Agreement which outlines owner-occupied vs. rental housing).

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

Generally, the housing market for North Ogden has slowed due to the interest rates and availability of commercial lending. Previously approved and entitled projects are having a difficult time coming to fruition based on today's lending restrictions and availability of funds. The more successful developers are those who purchased land several years ago, and have room between the land cost and sales price to make a profit.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The City is being responsive to the housing crunch by reviewing each annexation and rezone in earnest. The City Council is serious in it's attempt to provide affordable housing, and is not the blockade or stopping point for future housing. The market itself is a larger barrier than the legislative process for our community.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023



and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The City promoted the ability to bring previously "illegal" ADUs into compliance through the review and licensing process.

3. What page in the submitted plan can this be found?

https://northogden.municipalcodeonline.com/book?type=plan#name=11-9M-9:_ACCESSORY_DWELLING_UNITS

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City does not actively ask home builders to construct ADUs, as that is a private property right. However, the City updated the ADU Code to assure that fire and life safety issues would be addressed in the approval and conversion of spaced to ADUs.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No additional land use regulations were approved. The strategy is for the City to allow ADUs and let the market bring those forward for approval.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in



describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Costs for housing and construction are a barrier. Generally, we have heard that if people have the funding to construct a standalone single family home, then they do not wish to add an ADU. The ADU applications we have had have largely been to accommodate family members, or for those people who want to reduce their monthly housing costs by offsetting a portion through renting some of their home.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

All of the annexations and the rezone to multi-family R-4 were within 1/2 mile of a UTA route.

3. What page in the submitted plan can this be found?

https://www.northogdencity.com/sites/default/files/fileattachments/planning_amp_zoning/page/2271/exhibit_a_-_draft_2021_gp_future_land_use_map_-_04202022.jpg

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

As noted above the City accepted two annexations and one in-fill rezone all at the most-dense housing zone multi-family R-4.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City is following its General Plan by accepting annexations and rezoning property in-line with the goals and strategies of the plan and Future Land Use Map.

6. What barriers were encountered by the county or municipality between



August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Costs and financing are a constant barrier.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The City is not able to track what the real time rents for these units are at any given time.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

J



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
 - i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
 - ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The City was not able to come to any agreement on how to shorten timeframes for approval. However, North Ogden City has remained at or below the State required turn around time for all residential building permits in the previous year.

3. What page in the submitted plan can this be found?

https://www.northogdencity.com/sites/default/files/fileattachments/planning_amp_zoning/page/2271/exhibit_a_-_draft_2021_gp_future_land_use_map_-_04202022.jpg

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

No additional action aside from timely review by staff of all submitted building permits.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No additional land use regulations put in place.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe



the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No additional barriers, as the developers were not asking for reduced review times, and were happy for eh City to be able to review building permits within State guidelines.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No change.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The City has not reduced, and does not plan to reduce impact fees. These fees are reviewed and approved through a truth in taxation process that proves the fee pays for the actual service rendered.,

3. What page in the submitted plan can this be found?

https://www.northogdencity.com/sites/default/files/fileattachments/planning_amp_zoning/page/2271/exhibit_a_-_draft_2021_gp_future_land_use_map_-_04202022.jpg

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff explored reducing Impact Fees, but it was found that this was not doable based on the need to cover the basic costs of services within each residential development.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No additional land use regulations.

6. What barriers were encountered by the county or municipality between



August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The barrier here is that the Impact Fee pays the actual cost of service, and in most cases is actually subsidized by the City, thereby leaving the City with a deficit between providing services and the funding received. We are unable to reduce these costs

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No changes observed.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.



Clicking the “Next” button at the bottom of the form will submit your report.



North Salt Lake city

Who is filling out this report?

Ali Avery

Long Range Planner

alia@nslcity.org

801-335-8729

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

February 21, 2023

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose



of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

424

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

113 units/87 parcels

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows



that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

500 units/101 parcels

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The largest barrier preventing the development of these units is the market. Of the 525 entitled units within the city, 401 of them are tied to two apartment developments. Developers are currently shelving projects that take a longer time to become profitable, such as apartments, until the market and interest rates have become favorable to them. One of these developments is Village Station which is entitled through a development agreement to four residential/ mixed-use buildings. Construction was completed for the first two buildings in 2023, but they have delayed obtaining building permits for buildings 3-5, due to market constraints. It appears that until conditions of the building market change in favor of the developers, the 266 remaining entitled units for this site will be put on hold. Another apartment development (Williamsburg) entitled for 246 units has also delayed development to wait out the market. Most of the remaining 124 entitled units are located within single-family zoning districts, primarily on the hillside. Some of these lots are extremely difficult to develop due to geographic constraints. Additionally, it is a common complaint among the public that the city is allowing for too many higher-density housing developments. So, when public hearings are held for rezoning, the public comes out to oppose it and the developer is forced to compromise on the density and, subsequently, the quality of the development.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The City of North Salt Lake only has 107 acres of entitled residential land that is still vacant. Village Station, Williamsburg, and Lofts NSL will be some of the last large infill developments in the city. Most future housing development in the city will be redevelopment. The city is preparing for this redevelopment by creating Urban Design Standards for the Town Center. Staff has been diligent in collecting input for the public to understand the desired amenities and look for the Town Center that can be implemented into the upcoming General Plan Update (2025) and the Urban Design Standards. With these standards, the city will be able to allow for more uses than are currently allowed (such as higher



density housing) while creating a cohesive and connected town center.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

- Other
- Land Use Permits

Total known number of Accessory Dwelling Units recorded as of the report submission date:

55

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

9



Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Case studies for strategies, Staff resources, Reporting technical assistance, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

The biggest need is to understand where to find data and how to combine it in a meaningful way to inform the moderate income housing plan. Additionally, examples of how some communities are doing it well would be helpful in finding ways to create and implement the strategies.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

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the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Continue to promote the establishment of "accessory dwelling units," such as basement apartments to increase the supply of affordable rental units and assist cost burdened homeowners. This can be accomplished through continuing to provide free permits for existing ADUs and promoting legalizing ADUs on the city's website and social media. (Annual; Ongoing)

3. What page in the submitted plan can this be found?

22

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The city continues to provide free land use permits for ADUs and promotes legalizing ADUs on the city's website, on social media, and in the City's newsletter. The city website has an entire page dedicated to Accessory Dwelling Units which explains the requirements to have a legal unit, including the application form. Each year, the city includes a section in the newsletter and posts on social media reminding residents to legalize their ADUs. As Building Permits are submitted for basement finishes, new builds, etc. the City is requiring the free land use permit be obtained as part of the building permit approval to legalize and document the ADU. In the last year, the city has approved 9 land use permits for ADUs and has 4 building and land use permits currently under review.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

In 2018, the city adopted an ordinance allowing for Accessory Dwelling Units on any single-family lot. Since then, the city has seen great success in legalizing existing ADUs and in getting new ADUs permitted in single family homes. Since the ordinance's adoption, the city has administratively approved 55 land use permits for ADUs. Because the City made the land use permits free of charge, it has eliminated barriers that homeowners may have faced with legalizing their



ADUs and ensuring that they meet building and fire code regulations. No new land use decisions have been made in the last year, because the ordinance adopted in 2018 has been functioning well without a need for changes.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

A barrier experienced by the city in the last year has been South Davis Sewer District billing ADU owners for two units, as if it's a duplex. The city offers a free land use permit on its website which allows ADU owners to easily get approval for the unit, but some residents do not permit their ADU with the city to avoid their house getting an extra charge from the sewer district. They are also not always applying for the free land use permit even when they have one to not alert South Davis Sewer District. In that case, the city is getting more ADUs, but the city is not able to report about them because we do not know they exist. These charges from the sewer district have also led to residents choosing not to have an ADU on their property.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since 2018, the city has given administrative approvals for 55 Accessory Dwelling Units in North Salt Lake. In the last year, the city has approved 9 land use permits, and currently has 4 land use and building permits under review. The market response to legalizing ADUs has been consistent year after year with a slight increase in permitting since the pandemic and the increased interest rates for housing. The city finds that allowing for ADUs is a great way to provide homeowner retention while simultaneously providing more affordable rental units within single-family neighborhoods. When searching online (Rentler,



KSL, Facebook) for rental prices for ADUs in North Salt Lake, there were very few active listings, which could potentially be a sign of a low vacancy rate. Additionally, the average rent is \$1,441 which is below the median gross rental rate for North Salt Lake (\$1,507 from 2018-2022, US Census QuickFacts), signifying more affordable rental rates in ADUs.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

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- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Promote the establishment of low-to-moderate income housing within and near the Town Center. With a walkable Town Center, residents will have better access to shopping, work, and recreation without the need for a vehicle. This should be accomplished through the adoption of the Town Center Form-Based Code and subsequent rezoning of all properties within the Town Center district.



In the interim, properties can be rezoned to allow for higher density residential developments and/or moderate income residential developments through the Planned (P) District rezoning process. (2022-2025)

3. What page in the submitted plan can this be found?

23

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In the past year, the City was awarded funds from WFRC to adopt urban design standards for the Town Center. The urban design standards will establish use requirements in addition to design standards that will allow for creative types and higher density housing in the area. It is anticipated that an RFP will be sent out within the next 2 months to begin that process which should be completed shortly after the adoption of the General Plan update in 2025. A Town Center Market Study was also completed this year and has provided information on preferred and realistic land uses that will help inform the urban design standards code. The city has also approved a general development plan and is going through the development agreement and site plan process with Lofts NSL. This development will bring 60 single-room occupancy and 22 two-bedroom apartments to the Town Center with retail on the ground floor. All of the single-room occupancy apartments will be at or below 80% AMI. RDA funds have been assigned to this project to pay for improvements to Center Street. These apartments are only 100 yards away from a bus stop and a future BRT station. The city is also finishing up a development agreement and Planned District (P) rezone for Brighton Homes' upcoming development, Clifton Place. The parcels currently zoned General Commercial (C-G) will now have a townhome development. This townhome development is adjacent to a bus route on UTA's long range transit plan. Construction of the infrastructure has commenced on the site as of July 2024. The developer intends to move forward with the development of an abutting parcel to the south dependent on construction costs and interest rates. This parcel is also currently zoned General Commercial (C-G).

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The city has been using Planned Districts (P) to regulate the design and



placement of housing. The City Council amended the city code to meet the requirements of S.B. 174 for subdivisions. This code amendment streamlines the process to make subdivisions. This ease of the subdivision process will encourage the subdivision and development of property.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The largest barrier experienced in the past year has been the market. The city has development agreements on a couple of properties within the Town Center to bring in high density housing. Unfortunately, many developers have not pursued building permits in order to wait out the market. Due to the high price of real estate, construction costs, and high interest rates, projects that take a longer time to become profitable have been shelved for the time being by developers. Interest has been expressed to the city about developing within the Town Center, it is just a matter of when market conditions become favorable to developers. Public outcry has also been a barrier to development of higher density housing, with the public coming out to meetings to oppose developments. The public has also expressed the desire to stop building higher density housing in some of our General Plan meetings. The city is currently updating the General Plan, including the Moderate Income Housing Plan, and the public input may inform some changes to the new plan as far as implementation.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

There have been no notable market changes as a result of the developments that are in the process of receiving approvals. However, next year, we will likely



start to see changes in the market as these developments break ground and once we have adopted the urban design standards for the Town Center.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Promote the establishment of low-to-moderate income housing near public transportation routes. Locating affordable housing near public transportation will enable residents to get to work without owning a vehicle. This should be accomplished through the adoption of the Town Center Form-Based Code. In the interim, higher density residential developments and/or moderate income residential developments should be included in Planned (P) District development agreements within the Town Center. (2022-2025)



3. What page in the submitted plan can this be found?

24

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The city has approved a general development plan and is going through the development agreement entitlement process with Lofts NSL. This development will bring 60 single-room occupancy and 22 two-bedroom apartments to the Town Center with retail on the ground floor. All of the single-room occupancy apartments will be at or below 80% AMI. RDA funds have been assigned to this project to pay for improvements to Center Street. These apartments are only 100 yards away from a bus stop and a future BRT station. The city is also finishing up a development agreement and Planned District (P) rezone for Brighton Homes's upcoming development, Clifton Place. The parcels currently zoned General Commercial (C-G) will now have a townhome development. This townhome development is adjacent to a bus route on UTA's long range transit and 5-year service plans. The developer intends to move forward with the development of an abutting parcel to the south dependent on construction costs and interest rates. This parcel is also currently zoned General Commercial (C-G). In the past year, the City was awarded funds from WFRC to adopt urban design standards for the Town Center. The urban design standards will establish use requirements in addition to design standards that will allow for creative types and higher density housing in the area. It is anticipated that an RFP will be sent out within the next 2 months to begin that process which should be completed shortly after the adoption of the General Plan update in 2025.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The city has been using Planned Districts (P) to regulate the design and placement of housing. The City Council amended the city code to meet the requirements of S.B. 174. This code amendment streamlines the process to make subdivisions. This shortening of the subdivision process will encourage the subdivision and development of property. RDA subsidies have also been assigned to promote the development of single occupancy apartments in the Town Center. The City has also been involved in the long-range planning and



the update to the service plan for UTA to ensure that the areas of most need are being served.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

A barrier faced in the last year has been a lack of service from UTA. Some low-income housing developments in the city have been put into limbo over the past year due to a lack of transit access. The City has heard from a developer wanting to build a moderate-income 55 and older community along Redwood Road, but can't get the funding credits necessary for it without an established transit route. The South Davis BRT Connector and transit along Redwood Road would help alleviate some of these pressures.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The only market response that has been observed is that developers have not been able to get the funding needed in order to build due to a lack of transit access. So, those developments have either stalled or gone away.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Reduce parking requirements for housing developments in the Town Center and near public transportation routes to reduce the cost of parking infrastructure that is passed on to tenants. This should be accomplished through the adoption of the Town Center Form-Based Code. In the interim, parking reductions should be included in Planned (P) District development agreements within the Town Center. (2022-2025)

3. What page in the submitted plan can this be found?

24

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

In the past year, the City was awarded funds from WFRC to adopt urban design standards for the Town Center. The urban design standards will establish use requirements in addition to design standards that will allow for creative types and higher density housing in the area. It is anticipated that an RFP will be sent out within the next 2 months to begin that process which should be completed shortly after the adoption of the General Plan update in 2025. A Town Center Market Study was also completed this year and has provided information on preferred and realistic land uses that will help inform the urban design standards code. Additionally, parking reductions were included in the development agreement for NSL Lofts, which will be reflected in the site plan within the next year. This development will have 60 units that are below 80% AMI.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The city is working on a Development agreement for Lofts NSL. These single room occupancy apartments will have a reduced parking allowance, limited to only 1 parking stall per unit. The parking reduction for the development will not be as large as was hoped by the developer, but was still encouraged by the city even after public pushback. These units will be 100 yards from a current local bus stop and a future BRT Station. City staff has also been preparing to submit an RFP this fall for Town Center Urban Design Standards. The anticipated adoption of these standards next year will ideally reduce the burden of required parking placed on developers.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

One of the barriers faced is the state of current transit service. It is difficult for developers and city staff to negotiate limited parking in development



agreements because they do not think the current transit is adequate for residents to have access to jobs and amenities. This was obvious in the upcoming Lofts NSL development. The public voiced their concern about parking at planning commission and public hearings. They did not believe that the transit in the area was adequate to justify a dramatic parking reduction. This has forced the city and the developer to take another look at the parking for the project. Ideally, parking reductions would lower the rent for tenants because developers would not be building as much parking.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Developers are very receptive to reducing parking standards, as that allows them to maximize the return on investment for their development. So, there is no pushback from the development community regarding reducing parking standards. In fact, it is sometimes essential for them to make their development economically viable. Since allowing for a reduction in parking standards through the Planned District zoning designation, the city has received a lot of interest from developers wanting to do the same.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

I

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

This should be accomplished through the adoption of the Town Center Form-Based Code to explicitly allow for single room occupancy developments. In the interim, this can be accomplished through including such allowances in Planned (P) District development agreements. (2022-2025)

3. What page in the submitted plan can this be found?

22

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In the past year, the City was awarded funds from WFRC to adopt urban design standards for the Town Center. The urban design standards will establish use requirements in addition to design standards that will allow for creative types (such as single-room occupancy) and higher density housing in the area. It is anticipated that an RFP will be sent out within the next 2 months to begin that process which should be completed shortly after the adoption of the General Plan update in 2025. A Town Center Market Study was also completed this year and has provided information on preferred and realistic land uses that will help inform the urban design standards code. The city has also approved a general development plan and is going through the development agreement process with Lofts NSL. This development will bring 60 single-room occupancy and 22



two-bedroom apartments to the Town Center with retail on the ground floor. All of the single-room occupancy apartments will be at or below 80% AMI.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The development agreement amendment and site plan for Lofts NSL is currently in the approval process, but in the last year the developer received general development plan approval. Once they receive final approval, the land use regulations for that development will be adopted through a development agreement. Currently, the City Code does not restrict single-room occupancy, so a developer could build those types of units without a zone change. However, this developer is asking for RDA funds to help subsidize the units to make them more affordable, so the land use regulations will be negotiated.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Last year, there was pushback from the public about the Lofts NSL development. Citizens were concerned about the higher density of the project and the strain on parking. To ease public concern, city staff have been diligent in ensuring that there will be

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

By helping to subsidize single-room occupancy developments with RDA funds, the developer was able to make the NSL Lofts project possible. That developer



believes that there is a strong market for that housing type, but we won't see any results until they are built.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Use moderate income housing set aside funds from the U.S. 89 CDA to incentivize moderate income housing developments in the Town Center. (2022-2027)



3. What page in the submitted plan can this be found?

22

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The city has approved a general development plan and is going through the development agreement amendment process with Lofts NSL. This development will bring 60 single-room occupancy and 22 two-bedroom apartments to the Town Center with retail on the ground floor. All of the single-room occupancy apartments will be at or below 80% AMI. RDA funds have been assigned to this project to pay for improvements to Center Street, with construction anticipated to begin in 2025. These apartments are only 100 yards away from a bus stop and a future BRT station.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The city is currently working on a development agreement with Lofts NSL which will receive RDA funding to subsidize the single-room occupancy apartments. The original development agreement only permitted commercial and office in the area, but now it will include the studio apartments which are anticipated to meet some demand for low-moderate income housing.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Last year, there was pushback from the public about the Lofts NSL development. Citizens were concerned about the higher density of the project, height of the buildings, and the strain on parking. To ease public concern, city staff have been



diligent in ensuring that there will be adequate, but not too much, parking and lower building heights, while maintaining the highest number of residential units possible in the negotiations in the development agreement process.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The RDA funds from the US89 CDA have not been expended yet, but the City received a grant to install sidewalk on the south side of Center Street which will maximize the RDA funds. It is anticipated that the improvements should be under construction in 202

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Ogden city

Who is filling out this report?

Brandon Rypien

Senior Planner

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801-629-8931

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

The last zoning map amendment was for the R-2S rezone. It is a zone that allows for attached single-family and small lot single-family.

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal



mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

1316 entitled units

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

114 of the previous noted entitled units are in an overlay zone

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

1568

From the counts reported above, provide a count of the entitled residential units



which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

663

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Many of the lots that are undeveloped are due to high cost of infrastructure needed or geographic constraints, such as, street slopes or sensitive lands.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Over the last decade, Ogden City has approved a lot of higher-density housing. A majority of the housing units that have been built are apartments or townhomes. In Ogden, most of the single-family neighborhoods were developed prior to 1990. Ogden has a large housing stock of homes that were built prior to 1950. Ogden has focused its efforts to encourage higher-density housing around public transit and within its redevelopment areas.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report



submission date:

25

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

6

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

1

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data,Housing needs data,Planning technical assistance,Staff resources

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

The state can help by requiring cities around Ogden to provide their fair share of low to moderate-income housing. Ogden City carries the heavy burden of providing the majority of affordable housing in Weber County. It also provides homeless services for every city north of Salt Lake City. Other surrounding cities and counties need to pitch in and help out.



Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The Planning Division will update the East Central Community Plan online and amend the zoning map to reflect the removal of the ADU restriction in the R-1-5 zone as approved by the City Council on November 15, 2022.

Ogden City will inventory and report on the number of approved accessory dwelling units each year.

3. What page in the submitted plan can this be found?

18

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

Ogden City amended the East Central Community Plan to allow all types of ADUs as permitted uses. The zoning map has been updated to reflect the changes to allow ADUs in the R-1-5 zones in the East Central Community.

Ogden City has approved six ADUs between Aug. 1, 2023, and July 31, 2024. Some of these are within the East Central Community Plan area. Ogden City has discussed the option to allow ADUs within the Mount Ogden Community, but it has not made an official decision. This is the only area of the city that does not allow ADUs. This will be discussed during our citywide vision that is currently underway and will be completed by September 2026.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Since Aug. 1, 2023, Ogden City Council has had several discussions during their work sessions about the importance of providing more affordable housing options. Ogden City continues to support ADUs are a great way to provide more housing while maintaining the city's character and providing existing homeowners with an opportunity to reduce their housing costs. Ogden City continues to support all types of ADUs as permitted uses. Ogden City's Planning Division has discussed the idea of adopting pre-approved plans to expedite the approval process and reduce the overall cost of building an ADU. As of July 31, 2024, the adoption of pre-approved plans has only been discussed.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Ogden City does not allow an accessory building to be taller than the primary dwelling, which has been an issue when a homeowner wants to add an ADU above their garage. Some residents have not been allowed to build an ADU above their garage because it would make the accessory building taller than



the primary dwelling and that is not allowed based on the current development codes. Some primary dwellings are single-story buildings, which prohibits a homeowner from adding an ADU above an existing garage.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Ogden City residents have shown a lot of interest in creating ADUs on their property. Some property owners develop ADUs and then decide to use them as a short-term rental, which seems to generate more complaints from neighbors than an ADU.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

C

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes



the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Ogden City's benchmark was to rehabilitate six acquired homes and make them livable and add to Ogden City's moderate-income housing stock.

3. What page in the submitted plan can this be found?

21

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Ogden City completed the renovation of all six homes between Aug. 1, 2023, and July 31, 2024. Five of the homes have been sold to low to moderate-income homeowners through the city's renovation/resale program. The sixth home is currently listed for sale.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Ogden City Council continues to fund programs and the Community Development Division. All of the Community Development program' were funded during the 2023-2024 fiscal year.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

The only barriers that Ogden City has experienced are the cost of construction and the high interest rates. It has limited how many projects Ogden City can complete within the fiscal year.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The interest rates have stabilized around 7% interest, but this has made it difficult for people to purchase housing. Even if a household has a large down payment, their buying power has been significantly diminished because of the high interest rates.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

N

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or



municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Adopt a budget for administering the Own in Ogden and Home Sweet Ogden programs.

3. What page in the submitted plan can this be found?

21

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Ogden City Council adopted budgets for the Own in Ogden and the Home Sweet Ogden programs as part of the annual action plan for fiscal year 2025. These programs will continue to encourage more homeownership for low to moderate-income households and provide housing for Ogden's workforce.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Ogden City has approved several residential developments between Aug. 1, 2023, and July 31, 2024, that include a variety of housing types. This has allowed low to moderate-income households to become homeowners because they are able to qualify for a mortgage with the down payment assistance program. This has allowed households that were previously renting an apartment or home to gain equity in their home and help them improve their financial situation.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe



the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The high interest rates have reduced Ogden City's ability to help more households. Ogden City has to continually increase its budget to be able to keep up with the demand. Ogden City provided down payment assistance to 45 households and 28 households received loans to repair their homes through the rehabilitation programs. The home repair loan program has 12 households on its waiting list.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Because the down payment assistance programs have become so popular, Ogden City has more demand than supply. Ogden City's down payment assistance programs are on a first come first serve basis and are very competitive.

8. Links to supporting documentation (Optional)

<https://ogdencity.com/259/Own-in-Ogden>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes



Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Reduce parking requirements for the residential development in downtown zones.

Consider implementing a phased paid parking system in the Downtown Area that will encourage a higher parking turnover and reduce the need for more parking in the area. Hold public meetings and reach a decision in 2023. Implement in phases through 2025.

3. What page in the submitted plan can this be found?

19

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Several residential projects that are under construction in the Downtown Area were approved with the reduced parking requirement that was implemented through the recently adopted Make Ogden Downtown Plan Implementation ordinance that was adopted in 2022.



An RFP has been sent out to hire a company to manage the downtown paid parking system and another RFP was sent out to hire a program manager to manage the paid parking system and its employees. The well-managed parking program and reduced parking requirement in the Downtown Area will reduce the burden of building more parking and help reduce construction costs.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Ogden City approved a bond to build several parking structures that will be used as shared parking in the downtown area. These parking structures will reduce the demand for on-street and on-site parking and allow the paid parking system to function properly. The parking structures will free up land for buildings rather than additional parking.

The paid parking system is being implemented in several phases. The first phase will begin in the areas that have the highest demand.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Most business owners in the Downtown Area are supportive of the paid parking system but some business owners are worried about how it may impact their business. However, the reduced parking requirement for residential uses and zero parking requirement for non-residential uses will allow room for more high-density housing, which will likely increase business.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households



displaced during redevelopment, changes in rents, etc.

Ogden City has received a lot of interest from developers who want to develop in the Downtown Area. Most of the proposed developments include high-density housing, which has access to UTA's FrontRunner Station and the new bus-rapid transit line that started servicing the Downtown Area. These have reduced the need for a personal vehicle and increased interest in developing in Downtown Ogden.

8. Links to supporting documentation (Optional)

https://codelibrary.amlegal.com/codes/ogdencityut/latest/ogdencity_ut/0-0-0-23179; https://codelibrary.amlegal.com/codes/ogdencityut/latest/ogdencity_ut/0-0-0-23221

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

W

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;



ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Prepare an application to receive a grant for WFRC's Station Area Plan technical assistance through the Transportation and Land Use Connect program to develop station area plans for all five stations that require a plan.

Submit the downtown master plan and associated materials to get Ogden's FrontRunner Station's station area plan certified by WFRC.

Create and adopt station area plans for the two bus-rapid transit stations on Harrison Boulevard and the three stations on Weber State's campus. Submit the station area plans to WFRC for certification.

3. What page in the submitted plan can this be found?

22

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Ogden City received a technical assistance grant from WFRC to hire a consultant to help develop station area plans. Ogden City is working with a consultant to develop station area plans for all of the stations that are required to have a station area plan. The station area plans will be approved and certified before the state's deadline.

The Ogden FrontRunner's station area plan has not been adopted and certified, but steps are being made to complete it. The area surrounding the FrontRunner Station has a master plan that has been developed through public input. The plan is called the Union Station Neighborhood. The master plan was created through a partnership between Ogden City, UTA, and a developer.

The purpose of the plan is to develop a transit-oriented neighborhood that encourages strong pedestrian and bicycle networks throughout the entire development and allows housing, office, commercial, institutional, and civic uses all in the same area. The FrontRunner's station area plan will be adopted and certified to meet the state's deadline.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Several open houses have been held to discuss the proposed transit-oriented development surrounding the FrontRunner and Union Station. The master plan for the Union Station Neighborhood meets all of the requirements to be certified as a station area plan. Ogden City has discussed the goal of completing the development by 2034 for the Winter Olympics.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Ogden City is doing a complete development code rewrite and a comprehensive general plan update, so staff time is limited. It has been difficult to dedicate time to gathering and submitting the required information to WFRC to get the FrontRunner station

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

There is a lot of interest in planning and developing around the FrontRunner and Ogden Express (OGX) bus-rapid transit stations. There is a lot of community support for mixed-use development within the station area planning areas based on community input.

8. Links to supporting documentation (Optional)



Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Amend regulations to allow higher densities or additional moderate-income residential development than allowed in 2019 in commercial and mixed-use zones downtown and along the BRT route.

As part of the Make Ogden Downtown Plan implementation ordinance, adopt objectives to encourage residential development downtown with no maximum densities.

The Planning Division will track the number of cottage lots in the East Central Community that are created within two blocks of the new bus-rapid transit route.

Ogden will encourage the development of 7,700 new housing units over a period of 30 years based on the Downtown Plan. Housing units will be tracked



annually within the Downtown Master Plan Area.

Create station area plans for the Harrison Boulevard Ogden Express bus-rapid transit stops. Consider the appropriate densities near each stop and increase where appropriate.

3. What page in the submitted plan can this be found?

18-19

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Since 2019, Ogden City has adopted downtown zoning that allows for higher densities and moderate-income housing within the entire downtown area. All of the downtown zones that are next to the FrontRunner station and the bus-rapid transit route have no maximum density. It is limitless.

The Make Ogden Downtown Plan Implementation Ordinance only limits building height and lot coverage. There is no maximum density for the zones within the downtown plan.

The number of cottage lots within the East Central Community along the bus-rapid transit route is zero. We have not received an application to subdivide a property to create a cottage lot.

Ogden City is partnering with JF Capital to develop a project called Wonderblock between Grant Ave. and Lincoln Ave. between 25th and 26th. It includes 354 residential units. Ogden City has plans to develop the parking area behind Historic 25th Street. It is called Electric Alley, It will include a mix of residential units above active commercial uses on the ground floor. This is still in the concept stage. Ogden City is working with Lotus to redevelop property across from the Raptor's baseball stadium. It is called Citywalk. The first phase will include 97 units and the second phase will include at least that many units. Another major project that Ogden City is working on is called the Union Station Neighborhood. This development will include several mixed-use buildings that will include several mixed-use buildings that will include housing above the active ground floor uses. Ogden City is making significant progress in bringing housing downtown and near major transit facilities.

Ogden City conducted a community workshop to gather input on the bus-rapid transit stations along Harrison Boulevard and on Weber State's campus. Residents were asked to envision how these areas could change as the city



grows. Ogden City is working with a consultant team to develop growth scenarios for these areas of the city.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Ogden City is working on developing station area plans for each of the bus-rapid transit stations along Harrison Boulevard that are required to have a station area plan. Ogden City worked with Weber State University students to study the existing land uses within the quarter-mile radius of each of the stations. The students provided information on which areas were most likely to change and provided ideas for how these areas could redevelopment. There has been a lot of support to redevelop these areas into uses that are transit-oriented. The Ogden Express bus-rapid transit route has been extremely popular since it opened almost one year ago. UTA has added 6 additional buses to the route because the demand is so high. The average monthly ridership is 91,000!

On June 26, 2024, Ogden City held a visioning workshop that included visioning for each of the required station area planning areas. The consultant team, Logan Simpson Design, is helping Ogden City develop station area plans for all of the stations that are required to have a station area plan.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Ogden City has not received an application to create a cottage lot. Property owners near the bus-rapid transit route may be hesitant to subdivide their property because they are unfamiliar with the process. Property owners may not know that their property is eligible to subdivide and develop a cottage lot. Ogden City could create a map of all of the properties that have the potential to be subdivided to create a cottage lot. Ogden City could also provide a document that helps simplify the process and explains each step required to



create a cottage lot.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The high interest rates and cost of construction have slowed down construction. Developers are looking for more government partnerships to help finance projects, especially, residential projects. It is difficult for developers to keep the costs down. T

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Orem city

Who is filling out this report?

Grant Allen
Senior Planner
grallen@orem.gov
8012297095

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://maps.orem.gov/devtrack/>

When did the last zoning map or text amendment occur?

4/9/2024

Entitled Units

Entitled units are those units that have a legal right to be developed through



the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

35

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

347



From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

0

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

No barriers.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Using the currently best available data, staff generated counts of vacant parcels, as noted above. Staff intends to undertake an ongoing evaluation of the parcel data for reviewing existing vacant and developable lands.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

803



Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

51

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

N/A

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

We track total active rental license billing accounts and total billing accounts. Total active accounts as of 7/2024, 4,127. Total Rental license billing accounts: 5,620.

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Planning technical assistance, Case studies for strategies, Staff resources, Guidebooks for planning and reporting, Education on partnering with nonprofit organizations or housing authorities, Other

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Education around myths of impacts of housing developments of all sizes/shapes, and impacts to traffic.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.



A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

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Accessory apartments are already adopted into Orem's municipal code and part of the Development Services process. In 2021, Orem City updated its accessory apartment code text, to match the state law. Orem City continues to provide all requirements for legal accessory apartments on our website. Requirements are outlined in our code in section 22-6-9(I). The requirements form is <http://orem.org/wp-content/uploads/2021/05/Acc-apt-information-amendedApril-2021.pdf>, and is found on the city website with the list of all forms, applications, & checklists applicants might need; <https://orem.org/forms-applications/>. We also continue to advise residents who ask about their options throughout the year as we receive calls and in-person questions.

Annually, Orem monitors the number of legal apartments in an annual report of new and existing accessory apartments. Currently, there are 722 legal accessory apartments in Orem. It is anticipated that approximately 26 additional accessory units will be approved in 2023. The list of legal accessory apartments within the city is found on our website at <https://orem.org/accessory-apartments/>. To ensure the safety and welfare of residents, Orem utilizes code enforcement services to ensure non-complying units come into compliance with city code.



In 2020, Orem City enacted an ordinance requiring landlord licensing for all rental properties. As of December 2022, there were 3,924 active landlord licensing accounts. We anticipate using this data to further map existing rentals and housing for future analysis.

Orem's Neighborhood Improvement Team, is helping track illegal accessory apartments and helping educate property owners on bringing them into compliance. The Code Enforcement team reviews cases weekly of illegal accessory apartments and follows Orem Code Sections, 11-1-3(B)(31)A, 11-1-3(B)(30), and 11-1-3(B)31 and policies for bringing them into compliance. Orem Code Enforcement along with Orem Development Services will implement a broad communications campaign citywide to help residents understand the requirements of accessory apartments. This will first begin by using existing newsletters the City sends out to residents and landlords. Orem is projecting and implementing this broad communications campaign starting the second quarter of 2023 after evaluating the specifics of frequency and audiences in the fourth quarter of 2023.

3. What page in the submitted plan can this be found?

4.4.2 Moderate Income Housing Strategies in Orem General Plan (http://orem.org/wp-content/uploads/2023/02/Orem-General-Plan-2023-Update_low-resolution.pdf)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

City staff continue to address frequently asked questions about accessory apartments, through phone calls, emails, and text messages from residents in Orem.

City Staff is continuing to prioritize communications and outreach as part of a communications campaign for accessory apartments as directed by City Council and City Management and in coordination with other City departments and Commissions. City Staff is in the process of formalizing this communication campaign by amending this strategy's implementation plan in Fall of 2024. A preliminary review conducted in Fall of 2023 of draft outreach strategies has



resulted in prioritizing the communications campaign as follows:

Accessory Apartments Communications Campaign

Email Communications

(Continuing) Monthly City Email Newsletter Outreach

(NEW) Email list communications

Quarterly targeting Orem Neighborhoods

(NEW) Landlord License email communications

(NEW) Quarterly Landlord Newsletter

(NEW) Social media communications

Meetings & Charettes

(Continuing) Neighborhood Leader Meetings, Neighborhood Commission Meetings,

(NEW) OremFest, Police Picnics, Orem Farmers Market, Orem Recreation events, Community Cleanups, other City and Neighborhood meetings, events and activities

(NEW) Housing Charettes

(NEW) How-to videos about accessory apartment requirements

(Continuing) Redesign of Accessory Apartments Webpage

(CONTINUING) Neighborhood Improvement Team and Code enforcement compliance coordination

(Continuing) Implementation in Long-Range Plans

As identified in the above plan outline, we have narrowed down the actions which will be new activities or continuing activities. This is important for us to break down for the City Council and Management for support and coordination.

This past year, Staff successfully implemented monthly newsletter outreach, which we believe has had some impact on greater interest in accessory apartments in reviewing communications, and accessory apartment permitted. These posts highlighted many various elements of how accessory apartments build community, offer affordable units, maintain aging-in-place, and much more.

City staff has planned the structure of two housing charettes and is in the



process of coordinating with the Orem Neighborhood Commission and the City Council as to the interest in and facilitation of organizing and holding these charettes.

Staff initiated coordination with the Neighborhood Improvement Team (NIT) to track and review non-compliant accessory apartments. This year there were approximately 77 cases for non-compliant units. This resulted in 9 units becoming compliant and other units resolving compliance through another method. Currently, staff is researching options to refer property owners to reduce the displacement of families through the compliance process.

As reported in this report, Orem had the most Accessory Apartments approved (51) for years tracked since reporting under SB34 and now HB462. Staff anticipates this may be results from the initial outreach started during this year of reporting and due to other factors, such as continued housing market pressures, and how accessory apartments are a factor in housing attainment.

Also during this reporting period, City staff engaged with members of the Attainable Housing Agency, about options for residents with the agency to build out vacant/unfinished basements into accessory apartments. In discussions with the agency, it was shared that this could be considered a good option for NIT team to refer non-compliant accessory apartment cases to. The agency also shared other information about how the whole process would function for a typical property owner. At this time, the City is considering joining through an interlocal agreement, but has not finalized the details regarding a decision.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Orem City adopted its first accessory apartment ordinance allowing accessory apartments in 1999, with minor modifications to the ordinance throughout the years. In accordance with State Law changes in 2021, Orem modified its accessory apartment ordinance to comply with State Law, 7-13-2021, Ord. No. O-2021-0018. One major element of this change was removing a maximum square footage requirement that Orem had for accessory apartments.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement



their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Barriers encountered have been related to staffing capacity and project priorities. Additionally, staff has discussed barriers relating to the existing accessory apartment communications campaign draft and the capacity and interest in facilitating some of the actions identified. City staff intends to resolve this barrier by amending the implementation goals, timeline, and benchmarks to enable further capacity building and progress toward communications goals.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The City of Orem had the most accessory apartment permits issued this year of tracking, of all the years reporting since SB34 reporting. City staff sees this as a direct market response. Staff is currently researching methodologies for tracking accessory apartment rents for improved analysis and reporting.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

Z



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

In 2012, the City of Orem approved the Affordable Senior Housing (ASH) Overlay Zone to assist income restricted seniors. The City provides all information on our website, <http://online.encodeplus.com/regs/orem-ut/doc-viewer.aspx?tocid=001.022#secid-2118>, and works collaboratively with the Utah County Housing Authority to provide new affordable senior housing units.

Orem plans to continue to educate additional developers on regulations for developing in the Affordable Senior Housing Overlay (ASH) zone by developing an outreach and communication plan in 2023 to highlight the ASH zone. This plan will include targeted outreach to existing landlords and property owners within the ASH zone boundary. Orem has partnered with Utah County Housing Authority for projects in the ASH zone, so the outreach plan will also include targeted communication with Utah County Housing Authority and other affordable housing developers.

Additionally, the City of Orem plans to undergo an update to an existing 2018 Moderate Income Housing study in 2023. During this study, we intend to examine the demand and need for more income-restricted units for seniors in the city. Along with examining the demand for income-restricted units, we intend to study the feasibility of expanding the existing zone boundaries or implementing other ASH overlays in other parts of the city. At this time, Orem anticipates the study beginning mid-year 2023 and the updated study be completed in 2024. Zoning recommendations resulting from the study would be anticipated to be explored and presented to the City Council in 2024. The ASH overlay zone allows up to four units to be constructed on a single parcel. The tenant of each unit is restricted to those over the age of 60 and at or less than 80% of the median income of the Orem/Provo MSA.

Since the ASH zone has been adopted, there are 5 projects (five structures) that have been built and maintained for affordable senior housing. The owners of those projects must submit an annual report to the city to assure rents, age of tenants, and income restriction of tenants are compliant with code.



3. What page in the submitted plan can this be found?

4.4.2 Moderate Income Housing Strategies in Orem General Plan (http://orem.org/wp-content/uploads/2023/02/Orem-General-Plan-2023-Update_low-resolution.pdf)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

City staff successfully implemented newsletter outreach communications this past year, through email to city residents. City staff has noted as a result of these communications increased questions and interest in the ASH zone and affordable senior housing. City Staff is continuing to prioritize communications and outreach as part of a communications campaign for affordable senior housing as directed by City Council and City Management, and in coordination with other City departments and Commissions. City Staff is in the process of formalizing this communication campaign by amending this strategy's implementation plan in the Fall of 2024. Preliminary review of existing draft outreach strategies has resulted in prioritizing the communications campaign as follows:

Annual Income Reporting (required)

Email Communications

(Continuing) Monthly City Email Newsletter Outreach

(NEW) Email list communications

Existing and Potential developers

Meetings & Charettes

(NEW) Focus meeting with Existing and potential developers about ASH zone

(NEW) ASH Housing Charette with partners

(Continuing) Neighborhood Leader Meetings, Neighborhood Commission Meetings,

(NEW) City events: OremFest, Police Picnics, Orem Farmers Market, Orem Recreation events, Community Cleanups

(NEW) Social media communications



(NEW) Informational Video about ASH Zone Overlay Development

(NEW) Website Visibility Improvements

(Continuing) Implementation in Long-Range Plans

Staff has completed an initial analysis of ASH zone beginning in Fall 2023. This analysis included an evaluation of the size, parcels, and other zoning within the current ASH zone boundary. This analysis resulted in staff determining a further study of the feasibility of affordable senior housing to be conducted. This study and analysis will be included in an update to the 2018 Moderate Income Housing Study. During this past reporting year, staff shifted the timeline for a full update of the 2018 study with a future comprehensive General Plan update. The General Plan update is tentatively planned for 2025. Some budget has been dedicated to the General Plan update with staff seeking additional technical assistance grants Fall of 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None at this time.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Staff recognizes barriers related to the existing communications campaign draft and the capacity and interest in facilitating some of the actions identified due to capacity and priorities. City staff intends to resolve this barrier by amending the implementation goals, timeline, and benchmarks to enable further capacity building and progress toward communications goals. An additional barrier staff recognizes is due to the market conditions, developing within this ASH zone could be cost-prohibitive without incentives.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None at this time.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

Q

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation: A developer has approached the City and has met with Staff,



the Mayor and members of the council as to the feasibility of an HTRZ Zone. The next step in this process is for the Developer to hire a consultant for a study of the HTRZ estimated to take 6-8 months. In 2023, following the study, the Developer, Consultant and City will consider the next steps as required from the HTRZ Act.

3. What page in the submitted plan can this be found?

4.4.2 Moderate Income Housing Strategies in Orem General Plan (http://orem.org/wp-content/uploads/2023/02/Orem-General-Plan-2023-Update_low-resolution.pdf)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

At present, the City is in the preparation phase of an HTRZ application with an interested developer. City Staff met with Sean Clark and his consultants in Fall of 2023, related to questions about the HTRZ, and questions related to the project site. It is City Staff's understanding that the Developer has completed a study through a consultant as of Fall 2023. Questions addressed in meetings in Fall 2023, related to current zoning and potential modifications to the current zoning. Developer and consultants took feedback from meetings and continued to evaluate HTRZ requirements further. Staff was made aware of updates to the HTRZ state code during the 2024 Legislative session, and potential impacts to HTRZ requirements relating to the Developer's concept plan for the site.

On May 7th, 2024, city management met with Sean Clark and his consultants to review draft concepts for a proposed housing development with some retail on the former University Downs project site. The development team has figured out a way to park the project as per the requirement of one parking stall per one bed by using an automated parking garage system. This innovative solution provides budget savings so that the project is now financially feasible if HTRZ TIF is approved for the project. The next step is for Sean to provide a financial pro forma to city staff, to review against HTRZ requirements.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

Zoning is in place for the proposed HTRZ Development.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Staff identified barrier related to moving forward with HTRZ was delay in project timing due to legislative changes to the HTRZ requirements this last legislative session.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No market changes as we're still in the planning phase.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes



Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

W

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

In accordance with Utah Code Annotated (UCA) 10-9a-403.1, Orem City has outlined Station Area Plans for the transit stations in Orem into two phases: Phase 1 will begin with the revision and update of the existing station area plan for the Orem Frontrunner Station. Phase 2 will create a station area plan for the Lakeview, Main Street and University Place Bus Rapid Transit (BRT) stations.

These plans will consider elements as outlined in 10-9a-403.1(7)(b)(i) such as housing types that will (B) providing for densities necessary to facilitate the development of moderate income housing; and (C) providing for affordable costs of living in connection with housing, transportation, and parking. Orem City will encourage the consideration of owner occupied twin home developments. Staff has applied for technical assistance and is in the beginning stages of this process for Phase 1 of the Station Area Plans. The early estimated timeline for the Station Area Plans is Phase 1 to be completed in 2023, and Phase 2 late 2024 early 2025.

3. What page in the submitted plan can this be found?

4.4.2 Moderate Income Housing Strategies in Orem General Plan (http://orem.org/wp-content/uploads/2023/02/Orem-General-Plan-2023-Update_low-resolution.pdf)



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

City Staff along with the consultant hired through technical assistance have completed the first two portions of Phase 1 of the Orem Station Area Plans, which included current conditions analysis, and a robust stakeholder public engagement planning process. This engagement process included forming a Stakeholder Committee including representatives from Commissions from the City, UVU, UTA, MAG, UDOT, Mountainland Technical College, Utah Lake Commission, the Utah Valley Chamber, Union Pacific, and the LDS Church. Staff and consultant completed the remaining stakeholder and public outreach meetings in Fall 2023 and into the first quarter of 2024.

Currently, staff and consultant are in the process of finalizing the Orem Frontrunner Station Area Plan draft in preparation to submit it to begin the station area plan certification process. Staff has coordinated closely with UVU and UTA as key stakeholders in the immediate station area for the Orem Frontrunner Station Area planning process and as the plan is being finalized for certification and adoption. Staff is tentatively planning on submitting for certification to Mountainland Association of Governments in September of 2024.

City Staff has been directed to begin a station area analysis of the UVX University Place Station, as a preliminary evaluation for beginning Phase 2 of the Station Area Plans for the City. Staff is in the process of this station analysis. The City intends to present this to the Mountainland Association of Governments Station Area Planning Policy Committee for comment and then continue with the remaining UVX stations as part of Phase 2.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None at this time.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the



implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Barriers have included concerns from members of the stakeholder group on elements of the plan and implementation. City staff, consultant, and City Management have spent extra time addressing these concerns. At this time those have been addressed and we are moving forward with certification and adoption.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None at this time.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action



taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

In 2022, Orem City eliminated impact fees for internal accessory dwelling units in accordance with State law. Orem will consider reducing or waiving impact fees for developments in the Affordable Senior Housing (ASH) Overlay Zone. Staff will research existing developments in the ASH zone during the first quarter 2023. Staff will prepare a fiscal impact study which will determine how much impact fees have been paid from prior developments in the ASH zone and the impact of reducing or waiving future ASH development impact fees. This study will be prepared for discussion with the City Council during the second/third quarter of 2023 and anticipates presenting the results of the study to the City Council during the fourth quarter of 2023.

3. What page in the submitted plan can this be found?

4.4.2 Moderate Income Housing Strategies in Orem General Plan (http://orem.org/wp-content/uploads/2023/02/Orem-General-Plan-2023-Update_low-resolution.pdf)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

City staff has identified a need for technical assistance for furthering the study that Staff undertook in 2023. Some discussion has taken place as to the feasibility of including this as an element of a housing study to be part of the future General Plan update tentative for 2025.

Staff is continuing to research best practices and case studies of impact fees related to affordable units, deed-restricted units, accessory dwelling units, and other opportunities for waiving impact fees for affordable housing development.

5. Describe each land use regulation or land use decision made between August



1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None at this time.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

City staff has identified barriers to implementation and actions related to staff project priorities and staff capacity.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Staff has not identified any direct result of impact fee waivers in the market at this time.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the “Next” button at the bottom of the form will submit your report.



Park city

Who is filling out this report?

Rhoda Stauffer

Housing Program Manager

rhoda.stauffer@parkcity.org

435-615-5152

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

On February 1, 2024, the City Council adopted Ordinance No. 2024-02, rezoning one lot split between single-family and estate to single-family.

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal



mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

629

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Not applicable. Park City has no overlay zones that apply to residential development.

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

There are approximately 857 vacant parcels. It is highly difficult to estimate the number of residential units that could be built. Additional development of residential units is highly limited in Park City due to topographical and sensitive



lands issues, parcel sizes and zoning.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

Not Applicable. The vacant parcels are in areas that have existing infrastructure.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Topography - steep slopes and sensitive lands. There is very little developable land left within Park City's city limits.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

** 317 Deed-Restricted Affordable Units - the HOPA Affordable Master Planned Development. On June 28, 2023, the Planning Commission approved the HOPA Affordable Master Planned Development to construct 317 deed-restricted multi-unit dwelling affordable units on 6.89 acres at 2200 Monitor Drive and 1776 Kearns Boulevard. On March 27, 2024, the Planning Commission ratified the HOPA Development Agreement. The applicant has not yet submitted for a building permit.

** Studio Crossing Master Planned Development - On November 9, 2022, the Planning Commission approved the Studio Crossing Master Planned Development, a mixed-use project, with 60,000 square feet of commercial uses, up to 100 market-rate for-sale residential units, and at least 185 deed-restricted for-rent residential units. On October 25, 2023, the Planning Commission ratified the development agreement. The applicant is in the process of obtaining a building permit for phase I.

** Founders Place Master Planned Development - On January 12, 2022, the Planning Commission approved a Master Planned Development for the construction of 78 residential units in three phases. On October 12, 2022, the Planning Commission ratified the Founders Place Development Agreement. Building permits have been issued for 32 units in phase I and 19 units in phase



II. The project includes six affordable employee units. The applicant has not submitted a building permit for phase III, the remaining 27 units.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other

Park City requires an administrative permit for ADUs. Approval requires recordation of a restriction prohibiting nightly rental of the ADU (rental for 30 days or less). Park City does not track rent for ADUs.

Total known number of Accessory Dwelling Units recorded as of the report submission date:

45

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

3

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

Park City does not require business licenses or permits to rent ADUs.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable,



please provide the count and type of permit or license issued)

Park City issued three administrative permits for ADUs.

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Other

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

N/A

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes



the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The five-year plan adopted on January 24, 2023, as an amended Housing Element to the General Plan, included implementation steps for the first year of the plan, July 2022 to June 2023. This report, in accordance with State Code Section 10-9a-408(3)(c), covers ongoing actions. From August 2023 to July 2024, the following were goals for implementation:

- Sign a contract with a development partner to begin entitlement process and planning for construction of workforce housing on the Mine Bench property located at 7700 Marsac Avenue.
- Complete initial site feasibility studies and issue a second RFP for a public/private partnership to rezone a portion of the City-owned Clark Ranch parcels.

3. What page in the submitted plan can this be found?

11

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

- August 1, 2023 to February 2024, at City Council direction and with intermittent feedback from City Council, staff negotiated with a private development partner to rezone a portion of the City-owned Mine Bench parcel at 7700 Marsac Avenue. The plans were to build sufficient units to house 300 members of the workforce generated by the Deer Vally ski resort and related businesses.
- Unfortunately, after considerable deliberation and public input, a majority of the Park City Council voted on March 14, 2024, not to proceed with pre-development agreement, citing specific concerns with the site's steep topography and distance from essential services.
- Concurrently, Staff also worked on a separate RFP for a public/private partnership to rezone a portion of the City-owned Clark Ranch parcels located on the US-40 Frontage Road near the Park City Heights neighborhood. This



property has been targeted since 2016 as a location for affordable housing.

- A feasibility study to determine the appropriate housing density was completed in December 2023.
- An RFP for the site was published on February 2, 2024, and closed on April 12, 2024. The selection committee has narrowed the selection down to two candidates and interviews are scheduled for July 12.
- We are on schedule to negotiate an MOU and predevelopment agreement by the end of Summer 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

A land use decision has not yet been made, but is expected, pending the outcome of the MOU. Upon entering the MOU, the developer will initiate a community outreach and due diligence study that will identify the appropriate zoning district to which the property will be rezoned to accommodate the proposed density (150 units).

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

- The barriers to the first project to achieve this goal was that much of the land that is currently zoned for other uses than residential in Park City is open space. Open space zoning is politically difficult to modify, and much of the land that is zoned open space includes areas of steep slopes, significant vegetation, legacy contaminated mine soils, or other development barriers.
- By shifting to a new location in a different part of town, we have identified an area of 10-12 acres that, while still relatively steep, is substantially



more developable than the previously identified site. This site contains other challenges, like limited access to public transit, but will be less impactful to our open spaces.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Project has not yet been built or rezoned and does not have an effect on the market yet.

8. Links to supporting documentation (Optional)

- <https://www.parkcity.org/home/showpublisheddocument/74498/638400666790900000> • <https://www.parkcity.org/home/showpublisheddocument/74564/638424877154270000>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

C

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or



municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The five-year plan adopted on January 24, 2023, as an amended Housing Element to the General Plan, included implementation steps for the first year of the plan, July 2022 to June 2023. This report, in accordance with State Code Section 10-9a-408(3)(c), covers ongoing actions. From August 2023 to July 2024, the following were goals for implementation:

Continue the work to renovate a former domestic violence shelter into workforce housing.

- o Complete schematic designs for discussion with City Council.
- o Approve a final design.
- o Submit construction drawings for a building permit.
- o Put project out to bid.
- o Begin construction.

3. What page in the submitted plan can this be found?

11

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

- Working with the architecture firm on contract, schematic design work was concluded in September 2023.
- The design development phase ran from September 2023 to January 2024.
- The construction documents were completed by early June 2024.
- The construction documents are under review for a building permit.



- The construction drawings are also out for bid at the same time.
- The schedule is to begin work on site by early September 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

- On January 10, 2024, the City issued a final action letter for a Conditional Use Permit (CUP) for the triplex use and parking reduction of 516 Marsac Avenue.
- On March 28, 2024, the City issued a final action letter for the Historic District Design Review, authorizing the exterior design of the triplex located adjacent to a historic district.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

There was some administrative delay due to the triplex use being conditional in the Land Management Code. However, while the process took some additional time, it also allowed us to pursue a parking reduction, which reduces the amount of excavation of the site required and substantially reduces our construction costs.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the



county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Project has not yet been completed and does not have an effect on the market yet.

8. Links to supporting documentation (Optional)

- <https://parkcityut.portal.civicclerk.com/event/86/files/attachment/1936> • <https://parkcityut.portal.civicclerk.com/event/375/files/attachment/3100>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The five-year plan adopted on January 24, 2023, as an amended Housing



Element to the General Plan, included implementation steps for the first year of the plan, July 2022 to June 2023. This report, in accordance with State Code Section 10-9a-408(3)(c), covers ongoing actions. From August 2023 to July 2024, the following were goals for implementation:

- Begin construction of EngineHouse, a 123-unit apartment building with 99 of those units at or below 80% of AMI. EngineHouse utilized \$1.8M in fee waivers.
- Facilitate another fee waiver application for HOPA, a redevelopment project that will augment the existing 122 units into 317 new affordable units.

3. What page in the submitted plan can this be found?

11

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

- EngineHouse began construction with a ground-breaking on October 4, 2023. Construction of infrastructure is well underway, and the North wing is now going vertical. Two site visits were held in the last week of June for local media to learn more about the project.
- In May 2024, the City received an application for fee waivers on the HOPA redevelopment project (Holiday Village and Parkside Apartments). This project will be a partnership with nonprofit developer, Mountainlands Community Housing Trust (MCHT) and will augment the existing 122 units into a new, 317-unit affordable housing development and will be completed in phases to avoid displacing existing residents during construction.
- MCHT has requested a fee waiver of \$800,000 for the first phase of the project. It was approved by the City Council on May 16, 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

City Council has authorized fee waivers totaling \$800,000 for phase I of the HOPA project on May 16, 2024.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None

8. Links to supporting documentation (Optional)

file:///C:/Users/rhoda.stauffer/Downloads/5.16.24%20Agenda%20and%20Packet.pdf

Attachment to supporting documentation (Optional)
EngineHouse articles.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

N

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The five-year plan adopted on January 24, 2023, as an amended Housing Element to the General Plan, included implementation steps for the first year of the plan, July 2022 to June 2023. This report, in accordance with State Code Section 10-9a-408(3)(c), covers ongoing actions. From August 2023 to July 2024, the following were goals for implementation:

- Establish a multi-department internal Employee Housing Assistance Policy Committee to more fully examine the feasibility and future implications of enhancing the City's Employee Mortgage Assistance program.
- Complete financial analysis and re-examine multi-year projections of the cost to enhance the current Mortgage Assistance program to a meaningful level of assistance in the Park City real estate market.
- Utilize a new program to assist employees; PC Live Lite Deed Program provides grants to homebuyers in return for deed restrictions on their property.



3. What page in the submitted plan can this be found?

12

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

- A grant was made to a City Employee through a new assistance program: Live Park City Lite Deed pilot program. It provides grants to new homebuyers in exchange for deed-restrictions on properties to keep the unit out of the short-term-rental pool.
- The Employee Housing Assistance Policy Committee was formed and met throughout the Fall and Winter of 2023/2024. Departments represented included HR, Public Works, Executive, Transit, Housing, Economic Development, and Finance.

The members of the committee assisted in further financial analysis beyond the Live PC Lite Deed Program to assess the feasibility of enhancing the current mortgage assistance program to be viable in high-cost markets.

- Council requested that discussion of Employee Assistance programs including the mortgage assistance analysis be put on pause to first establish a community-wide housing goal which will include a percentage goal for housing city employees within the Park City and Snyderville Basin location (within 2-7 miles of city offices).

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community



from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

There has been limited success with the Live PC Lite Deed Program, but the extremely high real estate costs in Park City continues to be a barrier to this mortgage-assistance strategy. Deeper analysis only emphasized the unfeasibility of a mortgage program in such a high-cost market. It is more economical for the City to build employee units than it is to assist employees to purchase homes at the average market cost of \$3.5M. While great strides have been made in Employee Housing Assistance utilizing other tools, a mortgage program is not financially feasible. While staff and council continue to discuss and research alternative mortgage programs, to implement Goal III of the Housing Element of the General Plan: Enhance housing assistance programs for City Employees, Strategy N will be replaced by a new strategy. The new strategy will be determined in the City Council's discussion of overarching Community Housing Goals which includes a percentage goal for city employees living locally. In the Fall of 2024, staff will bring a revision of the Implementation Plan for the Housing Element of the General Plan for review and approval by the Planning Commission and City Council.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".)



Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The five-year plan adopted on January 24, 2023, as an amended Housing Element to the General Plan, included implementation steps for the first year of the plan, July 2022 to June 2023. This report, in accordance with State Code Section 10-9a-408(3)(c), covers ongoing actions. From August 2023 to July 2024, the following were goals for implementation:

- Continue to move forward with three projects that are utilizing funding from the Lower Park Avenue RDA:
 - o Woodside Park, Phase II
 - o EngineHouse
 - o HOPA

3. What page in the submitted plan can this be found?

11



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

- The City is investing more than \$2,516,000 in EngineHouse which is 123 units; 99 affordable and 24 market-rate units. The project is under construction and is scheduled for completion in Spring/Summer of 2025.
- The City's nonprofit (Mountainlands Community Housing Trust or MCHT) partner that is building the HOPA project hasn't submitted a finite request yet, but early projections suggest that it will take between \$5 & \$10M to facilitate this 100% income restricted project. The City is committing RDA funds, general funds, resort tax funds, and fee waivers to the project. The project was delayed a bit due to staffing changes at MCHT, but it is back on schedule to apply for tax credits in April of 2025 for the first phase.
- RDA funds were used to purchase and land bank the land for the multi-use, mixed income project at Woodside Park, Phase II. The final project will provide affordable housing, senior housing, and a senior center. The City continued to work with the Seniors working group to finalize the ideal size and amenities for the Senior Center. An RFP was issued for an architect and the working group is negotiating a contract with the winning applicant.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

The HOPA is experiencing delays due to staff changeovers, but it is a delay that can be overcome. Development of any sort takes time and development that includes multiple partners takes even more time.

Also, the partnership with the Senior Task Force (

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
PCMC-Seniors MOU 11-2022.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

U

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or



municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The five-year plan adopted on January 24, 2023, as an amended Housing Element to the General Plan, included implementation steps for the first year of the plan, July 2022 to June 2023. This report, in accordance with State Code Section 10-9a-408(3)(c), covers ongoing actions. From August 2023 to July 2024, the following were goals for implementation:

Continue to move forward on the Woodside Park, Phase II multi-use, mixed income, project. The project will include a new Senior Center and affordable and senior residential units.

- Publish an RFP to identify an experienced development team to design the project and help with financing.
- Select a development firm for a Public Private Partnership.

3. What page in the submitted plan can this be found?

11

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

- September through November, the Housing Team worked with the Seniors to complete an RFP that met everyone's needs - affordable housing and senior housing and programs.
- The RFP was published on January 19, 2024 and closed on March 29, 2024.
- Four proposals were received and after the selection committee ranked the proposals, they decided to interview three firms.
- Negotiations are in the works with the finalist.



- While in negotiations, the finalist team is working on initial designs to keep the work moving.
- We will be reviewing a second site-plan design by early August 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

While important, the number of stakeholders in this project has extended timelines. We are excited to finally be at the stage of signing a contract with a development partner.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None



8. Links to supporting documentation (Optional)

<https://www.parkcity.org/home/showpublisheddocument/74520/638412744637530000>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Payson city

Who is filling out this report?

Robert Mills

Development Services Director

robertm@payson.org

801-465-5268

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://www.paysonutah.org/publicworks-maps/page/payson-city-utilities-and-zoning-public-map>



When did the last zoning map or text amendment occur?

July 3, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

965

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

1488

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

365

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

Approximately 389 units. Payson City is its own utility company (including power) so utility upgrades are considered in the early stages of a project and then required at building permit.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

For units that have gone through some sort of entitlement process (units not simply entitled by a zoning density), City staff has been told by the development community that the major barriers are infrastructure costs, labor costs, land costs, and financing. The current market conditions are interesting because on the one hand staff were told by one developer, "we could build and sell townhomes tomorrow," but our building permit applications have gone down significantly. We wonder what the reasoning is behind that logic. Is it just the market or a strategy to keep the supply of housing low? It is difficult to come to a definitive conclusion.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Based on the information above, approximately 2,818 dwelling units have been entitled in Payson at the time this report was drafted. The number of entitled units represents our best efforts to understand the number of dwellings that could currently be built in Payson without additional land use approvals. Approximately 389 of those units have worked through utility requirements to pursue a building permit. The remaining units would still need to work through some or all utility requirements in order to be "shovel ready."



One particular development we should highlight is the Red Bridge Development, located near the 800 South Interchange. This development consists of up to 1,241 dwellings and is in various stages of development. Some units are very close to building permits and others are still working through the land use approval process. Infrastructure improvements and installation have been ongoing for a few years now. The Red Bridge Development is significant because it is a PID and has presented unique challenges due to its location and management.

Additionally, our research showed there are approximately 823.5 acres of vacant land in Payson that would support roughly 365 residential units with current zoning designations. It's important to note that over 760 acres of the 823.5 vacant acres are currently zoned agricultural which only allows one dwelling per five acres (1:5).

Count of Residential Units that are entitled through a development agreement or other document

Name	Units	Total
Arrowhead Ranch	241	
DAE Annexation	394	
Hyatt Creek Plat B100		
Hyatt Creek Plat C54		
Payson View Estates Plat I	22	
Villages Plat M	32	
Villages Plat H	122	
		965

Count units from an over lay zone

Name	Units	Total
Red Bridge Development	1241	
Elm Hollow	9	
295 N 300 E	3	
Wharcott Subdivision	2	
Ralph Wilson Subdivision	2	
Payson View Estates	198	



Springs at Spring Lake 33
1488

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other

We have a specific accessory dwelling permit that we keep a file of.

Total known number of Accessory Dwelling Units recorded as of the report submission date:

38

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

1

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

6 accessory dwelling permits

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

6



Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Planning technical assistance, Model ordinances, Case studies for strategies, Staff resources, Guidebooks for planning and reporting, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Perhaps some workshops and/or technical training on the different strategies and how they could be implemented at the local level. I think it's difficult for some of our communities to really understand how some of the strategies could be applicable.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or



municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy One of the Payson City MIH Plan notes that the City is "finalizing contracts and bonding to allow for \$50 million in improvements to the sewer treatment plant . . . that will allow the for the future growth and expansion of moderate-income housing within the city." This investment has now grown to almost \$80 million.

The implementation plan for this strategy states that 1) Payson City will finalize contract requirements to begin construction in 2023; and 2) The city will manage contract obligations to ensure timeline milestones are met.

3. What page in the submitted plan can this be found?

17

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

As noted in the 2023 MIH Annual Report, construction of the sewer treatment plant improvements began in September 2023. The wastewater upgrade project is under full construction and is scheduled to be completed by December 31, 2025. The plant upgrade has completed approximately 98% of the new water building. The oxidation ditch, dewatering building, and two new clarifiers are under construction with concrete and rebar being placed and poured.

The plant has received some federal funding, and this required all the federal requirements for construction such as disadvantaged businesses, Davis Bacon Wages, American Iron and Steel, and we had many delays getting the design completed and approved through the State Division of Water Quality to be able to start construction. These delays increased the cost of the plant due to an increase in material costs as well as labor, all of which go up on a monthly if not a weekly basis. The plant will increase the capacity of the existing plant from the current 2 million gallons per day treatment to 4 million gallons per day. We have a peak treatment ability of over 7 million gallons per day. The new treatment plant allows Payson City to grow and serve the sewer needs for



many years to come and allow all levels of housing to be served from moderate income housing to large single-family homes.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use regulations or land use decisions have been made that assist in the implementation of this strategy because a land use decision is not necessary for the planned improvements; however, the improvements to the sewer treatment plant are necessary in order to allow continued development of moderate-income dwellings within the Payson community. The City is mandated to maintain specific clean water discharge standards and the planned improvements will help the treatment plant comply with those standards. This will allow for the continued growth of Payson.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The significant "barrier" to the implementation of this strategy is the staggering cost of the project. The City has had to increase utility rates and impact fees in order to make the expenditure to improve the plant feasible. This is a burden to existing residents and makes the creation of additional units more difficult, but it is necessary to make the sewer treatment plant compliant with state regulations, improve capacity, and provide opportunities for growth into the future.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could



include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

As noted in the response to the previous question, the significant change observed so far in implementing this strategy is the change in utility rates necessary to cover the large cost of the necessary improvements to the sewer treatment plant. There is the potential the increased costs could have a negative affect on the development of additional residential units into the future, but it is more likely that those increased costs will be born by the end buyer.

8. Links to supporting documentation (Optional)

https://www.paysonutah.org/sites/default/files/fileattachments/mayor_amp_city_council/meeting/16439/wastewater_collection_system_if_public_hearing_notice_7-2-2024.pdf

Attachment to supporting documentation (Optional)

payson_wastewater_impact_fee_plan_analysis.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes



the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The implementation plan for this strategy in the Payson MIH notes that City staff will continue to coordinate with the Utah Department of Transportation (UDOT) to implement planned interchange improvements at the North Main Street Interchange. The 2023 MIH Report noted that the State Legislature funded the first phase of the interchange contingent upon corridor dedication from the major landowner, Property Reserves Inc (PRI). The 2023 Report anticipated those steps being finalized by the end of Summer 2023 and would then allow the design to move forward.

That process has taken much longer than expected, but we are happy to report that it has moved far enough along that the Utah Transportation Commission voted on June 28, 2024, to release funds for the design of the interchange. Two Payson City staff members have been invited to participate in the consultant selection process for the interchange design and the first meeting will be held on August 1, 2024.

The implementation plan also references that UTA, in conjunction with Payson City, had started the planning process for the future FrontRunner Station Area. The timeline was anticipated to be 9 to 12 months with anticipated adoption in late 2023. It also notes that staff meets monthly with the project team to monitor progress.

The 2023 MIH Report notes that planning of the station area had evolved to include Utah Valley University and PRI—who are significant landowners in the area and whose uses will significantly influence ridership. The 2023 MIH Report also noted that the timeline for adoption of the Station Area Plan (SAP) was still anticipated by the end of 2023 but would be heavily influenced by site evaluation.

Finalizing of the SAP has extended beyond the anticipated 2023 adoption because additional analysis of the specific location of the station was needed, as well as continued coordination with the major stakeholders and consultants. Staff and the consultant team have been vigilant in progressing toward the completion of the SAP and have been meeting at least monthly to coordinate. As far as an adoption time, we are now being advised by Mountainland Association of Governments (MAG, the Regional MPO), that it may be better to have the Payson City Council review the document, but have MAG provide a recommendation prior to the actual adoption of the SAP by the City Council. The next available date for MAG review and recommendation is December 2024 and staff are working toward that date.



Lastly, the Payson MIH Plan states that the City will continue to follow the guidance of the General Plan in identifying those areas suited for higher density residential uses and will continue to consider zone changes to address those strategic goals and needs. It also sets the goal to begin a General Plan revision in 2025.

Staff continue to follow the General Plan guidelines and continue to make recommendations to the City Council based on the Future Land Use Map found in the General Plan. Staff are preparing for an update to the General Plan, but current financial obligations necessitate the update to the General Plan be included in the 2025-2026 fiscal year.

3. What page in the submitted plan can this be found?

17 and 18

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Station Area represents the most significant opportunity for moderate-income housing opportunities in the city and the city council recognizes the need to apply zoning that allows for more density in this area because of its proximity to critical transportation infrastructure. To help the City Council understand the significance of the SAP, Staff held a work session with the council on February 21, 2024 to provide an update of the plan's progress and to get their feedback. Most council members expressed continued support, but two newly-elected council members expressed concerns about the station. Staff then scheduled two follow-up meetings with the concerned council members and UTA staff to learn more about the station and what will be involved and how it will help our community. These meetings were very informative and provided the council members the opportunity to ask questions and to feel much more comfortable about the future of the Station Area and its associated land uses.

Additionally, the City Council approved two infill overlay zones in the last year to allow for additional density and optimal use of some existing lots.

On August 2, 2023, the City Council approved the infill overlay request for the Ralph Wilson subdivision which allowed for the creation of an additional lot in an established neighborhood.

On July 3, 2024, the City Council approved the two zone change requests to



allow two additional twin homes to be constructed on a traditional single-family home lot.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

As noted in the response to the previous question, The City Council made three land use decisions between August 1, 2023 and July 31, 2024 that resulted in an anticipated increase in the availability of moderate-income housing in Payson City.

Additionally, the Station Area Plan continues move toward completion and the City Council is supportive of the additional density it will allow near the future FrontRunner station. This will allow for significant increases in moderate income housing availability in Payson City.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

This strategy continues to move forward toward implementation; however, the additional time needed to coordinate the interchange project and the increased need for additional coordination between stakeholders on the SAP have been a barrier in expediting the strategy. This increased time and coordination is not detrimental to the outcome of the strategy, however. In fact, the increased amount of coordination will hopefully allow for better cooperation between entities as the projects are constructed in the future.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the



county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The most significant change we have noticed when thinking about the implementation of the Station Area Plan part of this strategy is the increased amount of interest we have seen in the surrounding area. Over the last year, staff have had several meetings with representatives of several development projects with about a mile radius of the Station Area and the potential number of residential units being considered in the area is staggering. Upwards of 8,000 additional residential units are being conceptualized for the area.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
07-03-2024 CC Agenda.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

The significant benchmark of this strategy to be completed between August 1, 2023, and July 31, 2024, was to adopt language in the Payson City Code that would allow accessory dwellings in detached structures. It was anticipated that an ordinance would be adopted in the beginning months of 2024.

3. What page in the submitted plan can this be found?

18

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff has not had the capacity to enter into a contract to rewrite the entire zoning code for the City; however, staff was able to have several discussions with the Planning Commission and the City Council regarding the potential of allowing accessory dwellings as detached structures on single-family home lots. The Planning Commission and City Council gave very helpful feedback in multiple work sessions throughout the Fall of 2023 that shaped a proposed ordinance amendment allowing detached accessory dwellings in residential neighborhoods.

Subsequently, the City Council adopted amendments to Title 13, Zoning, related to Detached Accessory Dwelling Units on February 21, 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City Council adopted an ordinance amendment to allow accessory dwelling units in accessory structures on February 21, 2024. This was the ultimate goal of this strategy as it now allows for additional options to homeowners wanting to add an accessory dwelling to their home.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.



Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The significant barrier encountered by this strategy was that detached dwellings were not permitted in our city prior to the adoption of MIH Plan in 2022. Payson City allowed interior accessory dwellings long before it was mandated by the State Legislature; however, accessory dwellings had to be attached in some way to the primary dwelling on the site.

In discussions with the Planning Commission and the City Council, it was clear that both bodies were open to the option of detached accessory dwellings, but they wanted some guidelines of where the detached accessory unit could be constructed on the lot and the height of the structure. Staff were able to draft a proposed ordinance and then, a few iterations later, that proposed ordinance amendment was adopted unanimously by the City Council.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

When the Payson City MIH Plan was adopted in 2022 there were 23 legally established accessory dwellings in the city. There are now 38 legal accessory dwellings in Payson; 6 of which were established between August 1, 2023, and July 31, 2024. Clearly, accessory dwellings are an important part of the moderate income housing market in Payson and help to bolster homeownership in the city. We will continue to monitor applications for accessory dwellings to learn whether allowing them in detached structures has a significant impact on their increase. We anticipate that as more residents learn of the ability to add a detached accessory dwelling, more and more will take advantage of the opportunity.

8. Links to supporting documentation (Optional)



Attachment to supporting documentation (Optional)
02-21-2024-B Title 13 Zoning Detached Accessory Dwelling Units.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Perry city

Who is filling out this report?

Robert Barnhill
City Administrator
robert.barnhill@perrycity.org
435-723-6464

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://j-a.maps.arcgis.com/apps/webappviewer/index.html?id=e73cbc9b2ebb4bf18d7fb79f3aef492e>



When did the last zoning map or text amendment occur?

February 2024 (zoning text amendment)

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

0

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

283

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

283

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

None

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The reported number of entitled lots/units represent an increase in households for Perry of nearly 16%. There are no barriers to any of these entitled lots/units submitting building permits at any time. Approximately 10% of the entitled units are single family, the remaining 90% are apartments or townhomes.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?



(select one)

Other

Count of ADU applications

Total known number of Accessory Dwelling Units recorded as of the report submission date:

6

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

1

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Other

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Remove the reporting requirement.



Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Perry City is working towards the development of a new water well and storage tank to accommodate additional growth, including multi-family housing, to facilitate moderate income housing needs. The current timeline for completion of the well is 2025 with a storage tank planned for construction in 2028. The total estimated cost for these improvements is estimated at over \$5 million. Without these improvements, future growth will be limited.

3. What page in the submitted plan can this be found?

1



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

- 1 - Coordination with water rights attorney to resolve issues with property and water rights
- 2 - Engineering
- 3 - Pursuit of additional grant funding

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use changes were necessary.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

- 1 - Funding
- 2 - Issues with property title and water rights
- 3 - Useful time taken by filling out state reports

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No changes



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Perry City has previously adopted code language allowing for internal and detached accessory dwelling units in all residential zones and for all existing single family residences regardless of zoning. ADU's as a development option has been widely broadcast through multiple channels in the city.

Perry City will continue to promote ADU's in our community via quarterly use of our newsletter or social media accounts. We will also track the number of ADU applications on an annual basis.



3. What page in the submitted plan can this be found?

1

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Continued monitoring of permits and education of public.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None needed.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

1 - Useful time taken by filling out state reports.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No changes observed.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The Utah Transit Authority has planned the future FrontRunner corridor to come through the west side of Perry with a station on the north end of the city. All property within Perry will be within 2 miles of this corridor. Perry City has made a series of code amendments to allow additional density and affordable housing throughout the city. The most affordable housing units were allotted along our transit corridors including an additional 240 apartments near the proposed FrontRunner station.

In addition to the steps that have been taken, Perry City will reevaluate property south of the FrontRunner station for additional density once the necessary infrastructure is available to the properties. Such evaluations and improvements



will depend significantly on proposed developments on adjacent properties in Brigham City.

Perry City will continue to promote the development options in this area and will annually track development applications in these areas and the progress of adjacent projects in Brigham City.

3. What page in the submitted plan can this be found?

1

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Continued dialogue with Brigham City and current owners of property approved for large apartment complex.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None needed.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

1 - Apartments are fully entitled and ready for permits. The developer has not pulled the trigger. We do not know the reason for this.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Generally speaking our multi-family units are sitting on the market and not being purchased. The majority of permits pulled over the last two years in our city have been multi-family, but they are not selling.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Plain city

Who is filling out this report?

Bruce Parker, AICP

Consultant

pds@utahplanning.com

8012774435

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

<https://www.plaincityutah.org/planning-commission/pages/general-plan>

Link to general plan, moderate income housing element:

<https://www.plaincityutah.org/planning-commission/pages/general-plan>

Link to website where general plan is posted:

<https://www.plaincityutah.org/planning-commission/pages/general-plan>

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

B

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the



implementation plan each year.

Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.

Plain City's Housing Element - Housing Policy #3, Strategy 1 states, "All City-owned infrastructure is provided and maintained at the necessary Levels of Service."

The strategy associated with the Success Measure is that "All city-owned and maintained infrastructure is provided at necessary Levels of Service."

Plain City incurred the following infrastructure costs, 2023-2024, to maintain or expand the Levels of Service available to all residential properties. These infrastructure expenditures facilitated the establishment of new Accessory Dwelling Units and approving two new Residential Senior Overlay zoning districts, Brynlee Acres Residential Senior Overlay Zone and S-Curve Patio Estates Residential Senior Overlay Zone).

Specifically, Plain City-funded,

(1) The rehab of two lift stations with generators. Total Cost: \$426,000.00.

(2) Surfacing improvements to the Public Works facility to facilitate improved year-round access: Total Cost \$40,000.00

(3) Improvements to the Sanitary Sewer Headworks facilities. Total Cost: \$1,900,000.000.

(4) Backup Generator Fire Station: Total Cost \$8,000.00

For the 2023-2024 Report, the City can confirm that for each development application, including those providing moderate-income housing units, the City Engineer has verified that the capacity of all required infrastructure is provided at the required Level of Service. This has occurred each quarter as development applications were presented to the City for review and decision. During Quarter 4 (2023), the City reviewed and approved several applications for detached and attached accessory dwelling units. Two detached accessory dwelling units were approved in Q4 (2023), and one application remains in process. One internal accessory unit was approved in Q1 (2024). Three applications for detached accessory dwelling units were received in Q2 (2024) and are now in process, including reviews as required by this General Plan Housing Policy.

Utah Governor Cox has set an ambitious goal to provide additional affordable housing units across Utah. For this reporting period (Q2, 2023 to Q2, 2024), Plain City has approved 274 residential building lots. These lots were approved in a manner consistent with the City's Housing Element strategy of ensuring all residential lots are provided at the Levels of Service required to meet user



demands. Further, during this moderate-income housing reporting period, Plain City has received applications for an additional 616 residential lots in the City's review processes. These 616 lots will also be considered against the City's required Level of Service standards. While not all approved or in-process subdivisions (with their lots) will not meet the statutorily required standards to qualify as moderate-income housing units, some may. The result will be market-dependent, as no property owner/developer has expressed genuine interest in assisting the City in achieving its moderate-income housing goals. Instead, they desire to follow the market. However, the City hopes that an increased supply of all residential lots and housing types will work to meet the needs of Utah's citizens, with ripple supply effects across all income levels and toward housing affordability. Plain City is following the State's lead by increasing the supply of residential lots for construction. Plain City is not a large Utah municipality. The City is doing its part to help meet Governor Cox's ambitious affordable housing goals.

What page in the submitted plan can this be found?

P. 32.

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made



and compliance with the implementation plan each year.

E. Create or allow for and reduce regulations related to internal or detached accessory dwelling units in residential zones.

Plain City adopted Ordinance 2022-6 on May 5, 2022, authorizing internal accessory units. Additionally, with the adoption of Ordinance 2022-10 (July 21, 2022, amended by Ord. 2023-14 effective August 17, 2023), Plain City also provided and continues to provide an ordinance that allows for detached accessory dwelling units. Plain City provided opportunities to establish internal and detached accessory units well before it adopted the revised General Plan Housing Element on December 7, 2023.

As required by the City's General Plan, Housing Element, the City must "monitor progress and update the General Plan and Land Use Ordinances, as necessary."

During Q3 (2023), two detached accessory units were approved. Also, during Q3 (2023), one detached accessory dwelling unit application was received and is in process.

An additional benchmark requires that the City's Annual Comprehensive Housing Report, provided annually to the Planning Commission and City Council, includes a section on the number of accessory dwelling units permitted in the prior year. In addition to the number of permits issued, the Annual Comprehensive Housing Report shall include (1) connections and correlations between land use regulations and decisions related to accessory dwelling units ("ADUs"), (2) a review of how the private capital market has responded to accessory dwelling unit moderate-income. Housing strategies, and (3) highlight all private and public barriers to achieving the City's accessory dwelling unit strategies. These actions are measurable.

(1) From 2023 (Q2) to 2024 (Q2), the Plain City Planning Commission and City Council have monitored the City's requirements and standards applicable to both internal and detached ADUs. To date, no substantive concerns have been raised by applicants for any internal or detached ADUs.

The City has also approved or initiated several amendments to the development standards applicable to ADUs. These include updating site development standards for consistency with detached ADUs, discussing a new residential transition overlay zone to allow smaller lot sizes, and addressing the needs for public amenities in the residential overlay district.

(2) Review how the private capital market has responded to accessory dwelling unit moderate-income housing strategies.

The City has no specific insights into the "private capital market," mainly when the state or local ordinance does not statutorily define the specific capital market. Therefore, the best measure available to the City is the number of



accessory dwelling units approved. Plain City has approved three accessory dwelling units with another four applications in process for Q2-2023 to Q2-2024. Private property owners have shown an interest in establishing ADUs and have supported the City's position on allowing internal and accessory dwelling units and possible development standard amendments presently being considered. The City's ADU standards are working.

(3) Highlight all private and public barriers to achieving the City's accessory dwelling unit strategies. The City Council and Planning Commission reviewed the standards and requirements for ADUs, which are available at https://codelibrary.amlegal.com/codes/plaincityut/latest/plaincity_ut/0-0-0-7945.

The City is considering changes to ADU parking requirements and the location of such off-street parking. For example, the existing off-street parking ADU standard is to "provide adequate off-street parking space with concrete or asphalt. Additional driveways and curb cuts are permitted where there is an improved road and shall not be on the same street as an existing driveway or curb cut on the property unless they are at least fifty (50) feet apart and meet the minimum distance for a driveway from an intersection of thirty (30) feet."

Two review discussions are occurring: (1) provide clarity on what "adequate off-street parking" means, and (2) potentially allow impervious surfacing for ADU parking (to reduce owner costs and reduce stormwater runoff).

What page in the submitted plan can this be found?

pp. 33-36.

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

F

List each benchmark and associated timeline(s) that has been planned for over



the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

F. Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

Plain City Housing Element, Housing Policy #5, Strategy #2 states, "Consider allowing or requiring higher-density residential uses in commercial centers and other activity centers, as named by the General Plan (Housing Element p. 36).

For Q2 (2023) to Q2 (2024), the City has.

(1) Approved the Brynlee Acres Residential Senior Overlay zone. The City's Residential Senior Housing Overlay zone allows seniors to live on small lots. Brynlee Acres will provide 42 dwelling units.

(2) Approved the S-Curve Patio Estates Residential Senior Overlay zone, providing 25 dwelling units.

The combined result of the Brynlee Acres and S-Curve Patio Estates actions by Plain City results in the approval of 67 senior living units for Q2(2023 to Q@ (2024). The Plain City Senior Housing Overlay Zone provisions are available at https://codelibrary.amlegal.com/codes/plaincityut/latest/plaincity_ut/0-0-0-4113.

Plain City also provides a Mixed-Use Overlay Zone. See https://codelibrary.amlegal.com/codes/plaincityut/latest/plaincity_ut/0-0-0-5178. The City anticipates that several amendments will be considered and approved for Q2(2024) to Q2(2025). These include possible adjustments to the required parking standards, residential square footage changes, and General Plan amendments designating additional property for Senior Housing Overlay and Mixed-Use Overlay zones.



What page in the submitted plan can this be found?

pp. 36-38

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

Pleasant Grove city

Who is filling out this report?

Jacob Hawkins

City Planner

jhawkins@pgcity.org

801-785-6057

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

https://www.plgrove.org/city-council/docs/07_23_2024citycouncilpacket.pdf

Link to general plan, moderate income housing element:

https://www.plgrove.org/community-development/docs/2023/2023_mih_r_draft.pdf

Link to website where general plan is posted:

https://www.plgrove.org/community-development/docs/pg_general_plan_with_appendix.pdf



Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

A

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

2025 - Create a five-person committee from the Planning Commission and City Council members to study and identify areas in the city where no residential uses are currently permitted but where future new residential developments and residential redevelopments might occur.

2026 - Study the market response regarding housing affordability to the multiple density increased rezones within the Downtown and the Grove zones, including the entitled but not built units, and produce recommendations to the governing bodies.

2027 - Draft and propose an ordinance based on the research and studies from 2025 and 2026 that best accommodates the residents' needs, the pattern of development, and the market response regarding housing affordability.

What page in the submitted plan can this be found?

60

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes



Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

2025- Research and compare ADU ordinances from neighboring cities. Identify parking needs and run a correlation study between street parking violations and permitted ADUs.

2026 - Draft an ordinance to address ADU's parking needs and current parking requirements.

2027 - Run a city-wide campaign promoting ADUs in single-family dwelling zones involving open houses and a specific section of the City's website dedicated to ADUs.

What page in the submitted plan can this be found?

60-61

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element

H

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

2025 - Study best practices, barriers, and concerns regarding parking stall dimensions. Explore the possibility of reducing the required dimensions in more zones within the city, including single-family zones.

2026 - Work with UTA to obtain data regarding the impact of the planned BRT stations within the city and explore the possibility of reducing parking requirements for potential units along the BRT corridor. Draft an ordinance that addresses the need for parking and possible reduction.

2027 - Work with UTA to promote and increase ridership and the possibility of new stations in the Downtown area and the Grove Zone, reducing parking requirements in both zones.

2028 - Evaluate the effects on previously approved policies and amend the parking ordinance accordingly.

What page in the submitted plan can this be found?

61-62

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes



Strategy 4

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

J

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

2025 -Create a five-person committee from the Planning Commission and City Council members that will study and identify areas in the city where future new residential developments and residential re-developments might occur. The committee will also propose a list of incentives for creating moderate-income units.

2026 - Draft and amend the city code in multiple zones with new regulations and incentives for creating and maintaining moderate-income units.

2027 - Create protocols to provide information to potential residential developers during the pre-application process and promote the newly created ordinance with potential developers.

2028 - Monitor the results regarding affordability for the newly created residential units built under the umbrella of the previously adopted incentives for creating moderate-income units.

2029 - Evaluate the success or failure of the code text amendments on creating affordable residential units to see if the incentives should be expanded into more zones, amended, or terminated.

What page in the submitted plan can this be found?

62



Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

X

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

2025 - Track and monitor the affordability of all the multi-family units along Main Street that were recently built as a result of policies implemented by the City. Create a database with updated information regarding rent prices to determine the impact of already approved ordinances.

2026 - Draft and present an ordinance that includes multi-family residential units compatible in scale and form with single-family residential units by proposing higher density in the mixed-use corridors located in the Commercial Subdistrict and duplexes or smaller lots in the Transitional District.

2027 - Identify areas within the downtown zone, including the mixed-use corridors, with potential for development and re-development.

2028 - Run a study for housing affordability within the Downtown and compare it with affordability in different zones to explore the possibility of expanding Downtown policies to other zones.

2029 - Amend the adopted ordinances regarding housing density for ones that reflect the future needs of the residents.



What page in the submitted plan can this be found?

63

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

8/10/23

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the



ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

1593

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

244

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

54

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas)



are complete for the units, parcels, or lots.

88

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

One of the largest barriers is the bonding requirement to install the required improvements. Another barrier includes slow resubmittals for site plans and subdivisions.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Many of the entitled residential units come from multi-family development in several areas through Pleasant Grove, two developments are in an overlay that permits multi-family residential.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?

(select one)

Other

ADU Application

Total known number of Accessory Dwelling Units recorded as of the report submission date:

405



Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

29

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

N/A - Pleasant Grove does not require individuals with ADUs to have a business license for their rentals.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

N/A

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing supply data, Housing needs data, Model ordinances., Staff resources, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Tax incentives for developers

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy



requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy #1: REZONE FOR DENSITIES NECESSARY TO FACILITATE THE PRODUCTION OF MODERATE-INCOME HOUSING. (Strategy A)

Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024.

1. Create a handout to provide developers with information detailing the multiple housing programs available to promote housing affordability (February 2023).
2. Follow up with developers to monitor the progress regarding the creation of affordable residential units within new development, particularly in the Boulevard Mixed-Use zone (Summer 2023).
3. Collect information regarding current home prices to measure the impact of City Ordinance No. 2017-23's rezone on the affordability of recently developed residential units and in surrounding areas (Summer 2023).



3. What page in the submitted plan can this be found?

19

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

For the first benchmark, Staff created an addendum on July 2, 2024 that provides written comments with information about multiple housing programs to developers to be handed out as a part of preliminary application meetings known as Development Review Committee meetings. These written comments outline several opportunities for developers to explore resources for the creation of affordable housing, taken directly from page 22 of Pleasant Grove's 2023 implementation plan.

The second benchmark Pleasant Grove had for Strategy 1 was to follow up with developers to monitor the progress regarding the creation of affordable residential units within new development, particularly in the Boulevard Mixed-Use zone. Below are the City's actions to follow up with developers and monitor the progress of each development.

Boulevard Mixed Use Overlay:

Since the creation and application of the Boulevard Mixed-Use Zone (Ordinance 2018-22, adopted October 2, 2018), Staff has performed reviews of a proposed site plan for two apartment buildings and has scheduled the proposed site plan for required public hearings. The latest review Staff has made was completed on April 4, 2024. Several meetings between the applicant and Staff have occurred to address zoning requirements, primarily between October and December 2023, and progress for this development has been slow to approve due to substantial changes in the plans, which has required additional public hearings, with the latest public hearing being for the Design Review Board on July 22, 2024. Staff has also worked with the developer to create a joint parking agreement between commercial and residential uses in January 2024, and brought the joint parking agreement to Planning Commission on February 8, 2024.

Valley Grove Mixed Use Overlay:

Besides the Boulevard Mixed-Use Zone, Staff has been working with other developers for the approval and construction of several other developments, some of which are ongoing developments from last year.

Over the past year, Pleasant Grove City has worked with a developer for the establishment and approval of a new overlay called the Valley Grove Mixed



Use Overlay (Ordinance 2023-12, adopted July 6, 2023). This project area is approximately 44.5 acres in size, and the creation and implementation of this new overlay in this area resulted in the ability for the developer to create high-density residential apartments over the entire project area, where no residential uses were previously permitted. Staff is currently working with this developer for the implementation of the overall plan for this area by reviewing the subdivision plat, site plans, and approving building permits.

The subdivision plat for this development was recorded on July 1, 2024; the site plan for a hotel and two commercial buildings was approved by City Council on May 21, 2024 and June 4, 2024 respectively; and the applicant has submitted building permits for the two commercial buildings on July 17, 2024, which are still being reviewed. These approvals and building permits are in accordance with a development agreement on the property. For this development agreement, Staff coordinated with the applicant to create and record a development agreement in September 2023, which allows up to 1155 residential units to be developed within the project area, subject to a certain amount of commercial uses being provided. Progress for this development is quickly underway, but because of the scale of this project, Staff expects this development to continue through the next few years and will provide further updates in next year's report.

Autumn Thyme Rezone:

The City also worked with another developer in late August 2023 to rezone a portion of land from the R1-8 (Single Family Residential) Zone to the Downtown Village - Transitional Subdistrict, which received approval from the City Council on September 9, 2023. This rezone paved the way for the applicant to develop 21 new lots, outfitted for two-family dwelling units. After the rezone for this development was approved, the applicant then submitted a subdivision plat on July 17, 2023, and staff performed three reviews of this subdivision plat, with the latest review being completed on May 21, 2024. The subdivision plat was then approved by the Planning Commission on June 23, 2024. As a part of the subdivision's approval, Staff provided accommodation for this development by reducing setbacks, reducing frontage requirements, and reducing the lot area requirement for multi-family development to 3000 square feet per residential unit. Progress for this development is also underway, and Staff is currently working with this developer to get their subdivision recorded and is expecting to review building permits for this development within the next several months.

Other Developments:

Over the past several years, Staff has amended several zones' requirements to permit multi-family uses along State Street (see Ordinance 2013-6), South Garden Grove Lane (see Ordinance 2013-5), and the Downtown area (see Ordinance 2017-27). Because of these amendments, mixed-use and multi-family developments have vastly increased, and the City has performed final



inspections and issued building permits for several of these multi-family and mixed-use developments throughout Pleasant Grove. A few details for each of these developments are listed below:

- Ordinance 2013-6 was originally approved on April 2, 2013, and established multiple-family residential development requirements in the Commercial Sales-2 (CS-2) Zone. There were later amendments to this ordinance in 2019, 2020, and 2022.
 - o Utilizing the above ordinance, a townhome complex with 11 townhome buildings and a total of 83 residential units, called Village Square, went through the development process in 2022, and the site plan for these townhomes was finalized by the City's Engineering Department on December 13, 2022. These townhomes have been under construction since the first building permit for this development was issued on August 15, 2023. Staff has been conducting the final inspections of these townhomes for occupancy over the past several months, with Zoning's latest inspection being completed on July 26, 2024. Only one more building remains to be inspected before this development is complete.
- Ordinance 2013-5 was approved on April 16, 2013 and amended the zoning ordinances of The Grove Zone to provide requirements for multiple-family design requirements.
 - o The Tayside Farms development is also a townhome complex located in The Grove - Mixed Housing Subdistrict, whose site plan was finalized by the Engineering Department on May 3, 2022. Construction for this development has been ongoing, and the latest building permit for this development was issued on July 17, 2024.
- Ordinance 2017-27 was approved on May 16, 2017 and established the Downtown Village Zone as it is currently outlined in the zoning ordinances, which permits multi-family uses in the Downtown Zone.
 - o These requirements permitted several duplexes to be built in the Downtown area, and when the applicant for the PG Downtown Living development met with Staff at the end of 2022, Staff worked with the applicant to make concessions to the zoning requirements (such as reductions in setback requirements) if the applicant made the development affordable. After the subdivision for this development was approved by Planning Commission on February 9, 2023, the applicant turned the development over to Habitat for Humanity, which designed the buildings and submitted two building permits for one duplex in March 2024. These building permits were issued on June 17, 2024.

The third benchmark for Strategy 1 is to collect information regarding current home prices to measure the impact of City Ordinance No. 2017-23's rezone on the affordability of recently developed residential units and in surrounding



areas (Summer 2023).

Ordinance 2017-23 rezones a 4-acre section of land from the Downtown Village - Commercial Subdistrict to the Downtown Village - Transitional Subdistrict. This particular rezone allowed for 2-3 unit residential townhomes to be built, which were completed in 2021. These units were sold out for approximately \$420,000 each, and besides one new senior living facility that was approved in September 2021, no new residential development has happened in the surrounding area, and so no measurements are available to compare the impact that development has had on the home prices of the surrounding area.

Instead of focusing on a single area to compare current home prices, on July 22, 2024, Staff researched the trend of median housing costs in Pleasant Grove between July 2023 and July 2024 while tracking the development of each new residential multi-family project. Staff's research indicates that the average housing cost throughout Pleasant Grove has increased by approximately 9% over the past 12 months, despite the increase in multi-family land uses Pleasant Grove has seen so far.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use regulation or decision was necessary for the first benchmark for this strategy.

For the second benchmark for this strategy, there have been a few notable land use decisions that have been made for a couple developments.

Boulevard Mixed Use Overlay:

The Boulevard Mixed Use project has been brought before the Design Review Board on March 11, 2024, and the Planning Commission on March 28, 2024, where it received approvals for both the subdivision plat and the site plan; however, the applicant requested to make additional changes after Planning Commission approval that required the site be brought back to the Design Review Board prior to its public hearing at City Council. The joint parking agreement that was approved was heard by the Planning Commission on February 8, 2024.

Valley Grove Mixed Use Overlay:

No additional land use decision needs to be made for the Valley Grove development at this time, but Staff has worked with the developer for this project to create a development agreement to regulate the overall project in September 2023. Land use regulations from this development agreement



supports this strategy and outlines how the proposed development should unfold by maintaining a balance between commercial and residential development, which Staff uses frequently when reviewing new site plans and building permits for the overall development, most recently while reviewing a concept plan for additional development in this area on July 17, 2024. Besides that, no other new land use decisions have been made to further implement this strategy, as each applicable zone for multi-family and mixed-use developments have already begun the development process and are pending reviews for their projects.

Autumn Thyme Rezone:

On September 9, 2023, the City brought before the City Council the application for a rezone from the R1-8 Zone to the Downtown Village - Transitional Zone. This application was approved, which opened the path for the development of 21 new two-family residential units over 4.19 acres. Over this next year, Staff anticipates on codifying further accommodations for multi-family uses in the Downtown Village Zone, and expects to complete this task within the next six months.

For the third benchmark for this strategy, no land use regulation or decision is needed to collect information regarding current home prices.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

From the 2023 Moderate Income Housing Annual Report, Pleasant Grove Staff stated that "If the municipality is willing to provide realistic opportunity to meet the need for additional moderate-income housing by accepting and applying new zones that facilitate more density and in contrast there is not a reduction in the rent prices, the perception that more density equals more affordability might be eroded resulting in more resistance from the public and city officials to adopt future ordinances that facilitate more density."

Pleasant Grove City is nearly built out, and priority is being given to utilizing what remaining land is left over to generate more necessary tax for the City, so



the City can provide for its residents.

Furthermore, the constant concern of parking demand and supply is always present at the time of working on a mixed-use project with high density.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Each year in July, Staff monitors how the construction of the already-built multi-family developments is having on the market response. From the study Staff performed in July 2024, Staff's research indicates that the average housing cost throughout Pleasant Grove has increased by approximately 9% over the past 12 months, despite the increase in multi-family land uses Pleasant Grove has seen so far. Research was provided by the Utah County Realtor Association, which outlines that the median sold price in Pleasant Grove in June 2023 was approximately \$500,000, and the median sold price in June 2024 was \$545,000. Staff will continue to monitor and track the average cost of residential units during the next 5 years.

Comparatively, the median price for homes in Utah County in June 2023 was \$595,500, and June 2024 saw an increase to \$614,995, which is an increase of 3.27%, and the average prices rose from \$676,402 to \$708,797, which is an increase of 4.79%

Due to the higher than average percentage of multi-family uses compared to single-family residential uses in Pleasant Grove, the residents have elected a city council that has been in vocal opposition of increasing the density of housing outside of specified zones. It is not foreseeable that public sentiment will change to accommodate affordable or moderate income housing developments. We would need to implement a strategy where we gained more public support.

8. Links to supporting documentation (Optional)



Attachment to supporting documentation (Optional)

Median Housing Cost June 2023 to June 2024.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy #2: CREATE OR ALLOW FOR, AND REDUCE REGULATIONS RELATED TO, INTERNAL OR DETACHED ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES. (Strategy E)

Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024.

1. Market Ordinance No. 2016-5 by including its information in Pleasant Grove's Newsletter (June 2023).

2. Hand out pamphlets with the City's ADU policies during Strawberry Days, Pleasant Grove's primary heritage celebration (June 2023).



- 3. Promote Ordinance No. 2016-5 on the main website portal and post a new link online to make the process to apply for an ADU more efficient and user-friendly (June 2023).
- 4. Continue to monitor the number of applications received and approved for accessory apartment dwellings biannually (June and December each year).

3. What page in the submitted plan can this be found?

20

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In February 2024, Pleasant Grove City met the first benchmark for this strategy by promoted accessory apartments in the City Newsletter.

For the second benchmark, Staff created pamphlets to promote accessory dwelling units in May 2024. In June 2024, those pamphlets were printed and made available during Strawberry Days, and are still available at the Community Development Department's front counter.

For the third benchmark, the above pamphlet that was created to promote accessory apartments was also posted to the City's website in July 2024. To assist in the development of accessory dwelling units, Staff has provided easy-to-follow directions for applicants to submit their building permit applications on the City's website.

To achieve the fourth benchmark, Staff collected and filed applications for approved accessory apartment dwellings throughout the year, to monitor the number of registered Accessory Dwelling Units (ADU's).

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Accessory Dwelling Units were introduced to Pleasant Grove in 2016 through Ordinance 2016-5, and has been included as an ongoing benchmark for this strategy. Over the past 12 months, no land use decision has been made for any



of these benchmarks as accessory dwelling units have been permitted in all residential zones since 2016 and have light requirements. All that remains is the enforcement of existing land use regulations as applicants submit building permits for accessory dwelling units, to which Pleasant Grove's requirements when it comes to accessory apartments are detailed but lenient and easy to follow.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

During the administrative process of reviewing the application process and comparing it with other jurisdictions, it was found that the parking requirements were among one of the highest in the county. This stems from the municipality's desire to reduce on-street parking, and provide snow removal service to residents, which requires a total of six off-street parking spaces for the primary dwelling and for the accessory apartment on the property (inclusive of any garage parking). Therefore, while a land use decision has not yet been made, the discussion will be regarding the number of parking stalls needed by the planning commission first with the intention to prepare a proposal to the City Council by the end of the year 2024.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

A total of 405 new accessory dwelling units have been applied for since 2016, and 48 new accessory apartments have been constructed between 2023 and 2024 so far.

There has been a desire by a number of applicants to register two ADU's on a lot zoned for single-family residential. Pleasant Grove City needs to review



culinary water requirements are adequate to allow for any additional accessory units.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
ADU Tracking - 2024 Moderate Income Housing Report - Christina Data.docx

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy #3: ZONE OR REZONE FOR HIGHER DENSITY OR MODERATE-INCOME RESIDENTIAL DEVELOPMENT IN COMMERCIAL OR MIXED-USE ZONES NEAR MAJOR TRANSIT INVESTMENT CORRIDORS, COMMERCIAL CENTERS, OR EMPLOYMENT CENTERS. (Strategy F)

Reference the Implementation Plan for this strategy and list the timelines and



benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024.

1. Monitor Ordinance No. 2017-27 results on affordability by tracking the number of multi-family residential units that are part of a mixed-use project (October 2023)
2. Present a proposed ordinance to the Planning Commission and City Council that allows for higher density as long as the extra units resulting from the increase in density are guaranteed to meet the need of residents of the municipality who earn less than 80 percent of the area median income (Spring 2023).

3. What page in the submitted plan can this be found?

20

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

No updates are provided for this strategy, and Pleasant Grove will be amending the implementation plan for a new strategy with new benchmarks in place of this one.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No updates are provided for this strategy, and Pleasant Grove will be amending the implementation plan for a new strategy with new benchmarks in place of this one.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in



describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No updates are provided for this strategy, and Pleasant Grove will be amending the implementation plan for a new strategy with new benchmarks in place of this one.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No updates are provided for this strategy, and Pleasant Grove will be amending the implementation plan for a new strategy with new benchmarks in place of this one.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy #4: AMEND LAND USE REGULATIONS TO ELIMINATE OR REDUCE PARKING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT WHERE A RESIDENT IS LESS LIKELY TO RELY ON THE RESIDENT'S OWN VEHICLE, SUCH AS RESIDENTIAL DEVELOPMENT NEAR MAJOR TRANSIT INVESTMENT CORRIDORS OR SENIOR LIVING FACILITIES. (Strategy H)

Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024.

1. Plan and approve a new senior housing development within 2.5 acres of the Senior Housing Overlay Zone (Winter 2024) that implements Ordinances No. 2017-43 lessened parking requirements.

3. What page in the submitted plan can this be found?

21

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

To meet the benchmark for 2024, the City is tasked with 1) planning for and 2) approving a new senior housing development within 2.5 acres of the Senior Housing Overlay (SHO) Zone by Winter 2024.

Planning for Senior Housing Development:

To plan for new senior housing development, Staff has monitored the impacts



of reducing parking for senior housing projects from 2 spaces to 1.25 spaces per residential unit, by analyzing the cost of each residential unit each year (which indicates the likelihood of new residents within the development and how full the development is), and by verifying that parking for the development has been addressed and that little or no overflow parking will be required with the reduced parking requirement.

This reduction in parking for senior housing was established on November 6, 2013 through Ordinance 2013-32, from 2 parking spaces to 1.25 spaces. Ordinance 2017-43 was then set in motion on November 14, 2017, to test the impact of having reduced parking only for senior housing projects in other zones, such as the Downtown Zone. It was around the same time that the property owner for the Grovecrest Apartments (located along Center Street) had applied to construct a senior housing project within the Downtown Zone, and the development of that project would provide evidence if the reduced parking requirement would prove effective.

Staff has analyzed the parking situation and the cost for each apartment annually over the past several years for the Grovecrest Apartments, since the adoption of Ordinance 2017-43. At the beginning of last year's reporting period, a 1 bedroom/ 1 bathroom apartment was about \$1,199 and for 2 bedroom/2 bathroom units were about \$1,499. As of July 31, 2024, the prices have remained the same, and most parking for the senior housing development has been accounted for, with a small but consistent overflow onto 400 North. Overall, the result of implementing this ordinance indicates that the parking requirements of the Senior Housing Overlay are largely adequate, but as future endeavors into applying the same parking reduction in other zones may require some tweaking to be managed properly.

This information has been helpful in making land use decisions, as the analysis of the impact of Ordinance 2017-43 indicates that maintaining the Senior Housing Overlay in the 2.5-acre area of land (as mentioned in the benchmark) is important to keep, despite efforts from the property owner, where the 2.5-acre Senior Housing Overlay is, to rezone it for other less dense forms of residential uses; thereby maintaining the reduced parking requirement for senior housing.

The property owner of the 2.5-acre section of land with the Senior Housing Overlay expected to develop his property with townhomes and less dense residential units, and a rezone was submitted on November 5, 2021, with the purpose of eliminating the Senior Housing Overlay area. The applicant had intended to rezone the overall area to the Commercial Sales-2 (CS-2) Zone, which allows townhomes with a density of 12 units per acre and a parking ratio of 2 parking stalls per residential unit. Staff expressed to the City Council and to the applicant the importance of protecting the Senior Housing Overlay in this area. From those discussions, Staff emphasized that the Senior Housing Overlay has reduced parking requirements for multi-family uses, where the CS-2 Zone does



not, and the City Council agreed that any commercial development in this area should remain adjacent to the roads to preserve the Senior Housing Overlay for future development.

This proposed rezone was denied by the City Council on March 1, 2022, as an effort by the city to keep planning and producing a new senior housing development with reduced parking requirements.

In so doing, the City has effectively planned for the development for the 2.5-acre section of land zoned for the Senior Housing Overlay by maintaining it for the future development of senior housing with reduced parking requirements, which meets the benchmark for this year's report.

Approving a new senior housing development within 2.5 acres of the Senior Housing Overlay:

Pleasant Grove City has been planning for the 2.5 acres to be developed as an apartment complex for seniors only; however, it is the responsibility of the applicant to submit an application and develop the land. Pleasant Grove City has provided the land use framework by keeping the reduction of parking from 2 parking spaces to 1.25 spaces, and even though Pleasant Grove City has denied the application from the property owner to rezone the 2.5 acres (March 1, 2022), Staff continuously makes an effort to reach out to the property owner to ensure the development of the 2.5 acres for Senior Housing with a reduction on the parking requirements.

After the decision by City Council to maintain the Senior Housing Overlay on the 2.5-acre section of land, Staff has kept in contact with the property owner quarterly to follow up with the property owner, and to keep preserving and encouraging the property owner to submit an application for the development of 2.5 acres into a senior housing project.

The last time that Staff followed up with the property owner, on July 16, 2024, the property owner stated that their development team is still working on the design for a senior housing project but were not ready to submit anything at this time.

Since these discussions, no applications for residential development have been submitted for this area, and as such, no new approvals for senior housing development can be given; however the city has paved the way with land use policies conducive to the development of a senior housing development with reduced parking requirements.

While the aforementioned tasks occurred prior to this year's reporting period, State Code 10-9a-408(3)(c) confirms that the ongoing actions may be included in this report if the following two conditions are met:

1. Pleasant Grove has already adopted an ordinance, approved a land



use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report.

2. Demonstrates in the subsequent progress report that the action taken is relevant is relevant to making meaningful progress towards the Pleasant Grove's implementation plan.

The first point has been addressed, as Pleasant Grove has adopted several ordinances: the first to approve the reduction of parking requirements in the Senior Housing Overlay and the Downtown Village Zone, and then another ordinance that denied the proposed rezones and maintains the senior housing overlay and comply with the vision stated in the adopted strategy and benchmark provided in the General Plan.

The second point has been addressed because no residential development has happened in this area between August 1, 2023 and July 31, 2024 for Staff to meet this benchmark, and Staff has opted to continue being proactive for this strategy by analyzing the parking requirements throughout the City, and by making an effort to expand the concept of applying a reduction of parking requirements for senior or multi-family housing projects in other zones throughout Pleasant Grove.

Ordinance 2023-12, adopted on July 6, 2023, was one of those extensions of reduced parking requirements in other zones. The Valley Grove Overlay permits a parking ratio of 1.5 parking spaces for every studio and 1-bedroom apartments, 1.75 spaces for every 2-bedroom apartment, and 2 spaces for every 3-bedroom apartment.

Other ordinances have also been adopted to reduce the parking requirements or stall dimensions in other zones. Pleasant Grove's zoning ordinances require most zones to maintain parking stall dimensions of nine feet wide by 20 feet deep. In January 2024, Staff began a study to see if there were any particular zones in Pleasant Grove that ultimately need to have reduced parking stall dimensions or reduced parking requirements.

From staff's analysis, a couple actions have taken place over the past 12 months:

- Ordinance 2018-22 (mentioned in a previous strategy) already permitted the Boulevard Mixed Use Overlay to have 1.75 parking spaces per one-bedroom unit, and 2 parking spaces for each two-bedroom unit. When the applicant brought the proposed site plan to Staff in February 2024, Staff worked with the applicant at that time for a joint parking agreement that would allow for more flexibility in the parking requirements for the area.
- On February 8, 2024, staff brought a Conditional Use Permit for joint



parking for two apartment buildings in The Boulevard Mixed Use Overlay between the proposed apartment buildings and future commercial buildings.

- In April 2024, staff considered the potential for residential development in the Downtown Village - Commercial Zone, particularly along Main Street. While two parking spaces are still required per residential unit, Ordinance 2024-11, approved on May 7, 2024, reduced the parking stall dimensions from 20 feet deep to 18 feet deep, which allows for the potential of providing more parking within the same amount of space.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

On April 28, 2022, the Planning Commission discussed an applicant's request to remove the 2.5-acre Senior Housing Overlay in the area north of Garden Drive and west of 600 West. Because this item was denied by City Council on May 1, 2022, and because it was determined that the Senior Housing Overlay in this area is important to preserve for future development, Staff has met with the applicant quarterly to follow up with the development of this area.

On May 7, 2024, approved through Ordinance 2024-11, Staff brought an analysis on parking size requirements in the City. The City Council motioned that the Downtown Zone could benefit by having smaller parking dimensions, thereby making it easier to meet parking requirements for new development, including mixed-use development.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The City's original benchmark for this strategy is dependent on outside sources



to develop this area for senior housing with reduced parking requirements. Because this benchmark requires 3rd party involvement, there is no defined path to achieve this benchmark in a timely manner, which is why the City has had to be proactive in other areas to ensure this strategy is being maintained.

After researching parking requirements throughout the City and providing Staff's analysis to the City Council, the City Council has expressed the importance of maintaining parking dimensions of 9x20' throughout most zones in Pleasant Grove, because of the size of some vehicles and the need to provide adequate room for emergency vehicles through necessary drive aisles.

One of the challenges of implementing this strategy is that there is a lack of transit service in Pleasant Grove City. For example, only two bus routes service Pleasant Grove in its entirety - Line 807, which has limited service, and Line 850, which has frequent service, but only goes down State Street. In turn, this unintentionally encourages the dependency on personal vehicles. Because of this dependency and without a true transit corridor, Pleasant Grove must place high priority on having adequate parking for each use.

Another barrier that comes from implementing this overall strategy further is the concern of under parking residential projects. One of the most common arguments from public clamor is the lack of parking for multifamily projects.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Besides the tracking that Staff has performed for Ordinance 2017-43 to measure the impact of reduced parking for senior housing in the Downtown Village Zone, no changes have been observed. The anticipated changes to be observed are reliant on the utilization of the new zoning ordinances and development by property owners, which has not happened yet within the subject areas.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Ord 2017-27 Downtown Village Zone 05-16-2017.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

X

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy #5: CREATE OR ALLOW FOR, AND REDUCE REGULATIONS RELATED TO MULTIFAMILY RESIDENTIAL (Strategy X)

Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024.

1. Propose an ordinance to the Planning Commission and City Council to add a density bonus for Planned Development Overlay for affordable units including deed-restricted units or units that will be constructed by nonprofit housing organizations (Spring - Summer 2023).

2. Hold a work session with the Planning Commission and City Council on city policies that create incentives for developers to pay fees into a housing fund that support the creation or construction of affordable units by the adoption of



the new General Plan (Spring 2023).

3. What page in the submitted plan can this be found?

21-22

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

With the adoption of this first benchmark, Staff met with the Planning Commission to discuss density bonuses in a work session on May 23, 2024, where it was decided that there may be density bonuses for all zones with multi-family uses, without using Planned Developments. Staff was then directed to modify the implementation plan and include Strategy J, which requires the city to implement zoning incentives for moderate income units in new developments. The bonus density from this benchmark would play a role as a part of these incentives, and Staff brought the updated implementation plan to the Planning Commission on July 18, 2024, and then to the City Council on July 23, 2024, where the proposed implementation plan was adopted through Ordinance 2024-018.

The second benchmark for this strategy was to hold a work session with the Planning Commission on city policies that create incentives for developers to pay fees into a housing fund that support the creation or construction of affordable units by the adoption of the new General Plan. These work sessions were held on February 9 and 23, 2023.

From these Planning Commission work sessions, it was determined that the City will not work toward creating a housing fund; instead, the Planning Commission directed Staff to analyze and update the Downtown Village zoning ordinances to support the creation or construction of affordable units by encouraging higher density development. From this, Staff drafted an ordinance to amend the General Plan to extend the Downtown area beyond its current boundaries, to include a section of land between the railroad tracks and State Street, with the intent to support future potential development in this area to allow for more mixed uses beyond the current borders of Downtown Pleasant Grove. This ordinance was adopted on May 16, 2023, through Ordinance 2023-9. Staff then continued to analyze the downtown's requirements in September 2023 and began drafting an ordinance to amend the Downtown Village



Zoning Ordinances in March 2024 to make it easier for duplexes, triplexes, and multifamily units to be developed. This study has not been through any formal public hearing at this time, but is expected to be heard and adopted before the end of August 2024, as Staff has introduced the proposed changes to the Downtown Village Zone through a Planning Commission work session on July 18, 2024, where it received initial support.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

As stated earlier, Staff met with the Planning Commission to discuss density bonuses in a work session on July 11, 2024, where it was decided that there may be density bonuses for all zones with multi-family uses, without using Planned Developments. Staff was then directed to modify the implementation plan and include Strategy J, which requires the city to implement zoning incentives for moderate income units in new developments. The bonus density from this benchmark would play a role as a part of these incentives, and the ordinance for the new implementation plan was adopted by City Council on July 23, 2024, through Ordinance 2024-018.

No land use decision has been made for the second benchmark over the past 12 months; however, Staff is actively working with developers while drafting updates for the Downtown Village's land use regulations by being flexible on some requirements that would otherwise hinder the development of multi-family uses. As mentioned earlier, these updates to the Downtown Village Zone are expected to be heard and adopted before the end of August 2024.

Even though the updates to the General Plan occurred prior to this year's reporting period, State Code 10-9a-408(3)(c) confirms that the ongoing actions may be included in this report if the following two conditions are met:

1. Pleasant Grove has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report.
2. Demonstrates in the subsequent progress report that the action taken is relevant is relevant to making meaningful progress towards the Pleasant Grove's implementation plan.

The first point has been addressed, as Pleasant Grove has adopted Ordinance 2023-9 to adopt the General Plan and the extension of the Downtown Area designation for the purpose of expanding future multi-family uses beyond the



current borders of the Downtown Village Zone.

While no residential development has happened in this area between August 1, 2023, and July 31, 2024, for Staff to meet this benchmark, the second point has also been addressed as Staff is currently paving the way to make it easier to develop multi-family projects in the Downtown area, and the next step is dependent on developers and property owners to submit applications for further development.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No true barriers were encountered by the municipality over the past 12 months; Staff simply needs to finalize the proposed changes to the Downtown Village ordinances and bring that before the Planning Commission and City Council.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The primary change for the first benchmark is the adoption of a new strategy for the next 5 years, which will impact development by providing bonus density for new moderate income development.

The second benchmark for this strategy is still underway, because the updates to the Downtown Village Zoning Ordinances have yet to be approved and adopted; however some of the proposed changes to the Downtown Zone, such as reduced setbacks and reduced frontage requirements, have already been previewed in two multi-family developments, in order to help the developers maximize the amount of residential units within the development. One of



these developments has already been recorded, and the other has received preliminary approval from the Planning Commission on 6/13/24.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
PG Downtown Living Plat A.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Pleasant View city

Who is filling out this report?

Amy Mabey

City Administrator

amabey@pleasantviewcity.com

801-827-0468

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

The shapefile was sent via the instructions and link included above. This is also included in our supplemental documents folder.



When did the last zoning map or text amendment occur?

May 23, 2023

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

105

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0 - The City doesn't have any applicable overlay zones for housing as described. The zoning that exists for housing is directly designated for housing.



Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

105 | Will serves and access to utilities and needed infrastructure are established and vetted through our approach to subdivision and relative approval processes.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Infrastructure has been a major barrier with costs and installation weighing heavily on a rapidly growing system. Geographic constraints are also a major barrier in Pleasant View, in part because we are largely building on a hillside and are required to regard sensitive lands, environmental limitations, and rechargeability of the city's culinary water system.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

We are excited to have several single-family home subdivisions currently under development. There have been delays from the development community, I'm not sure if these were for economic reasons as the city has been prepared to process any applications received for new builds. We're also moving forward with additional planned missing middle units and more multifamily housing (apartments, townhomes, etc.) in the near future.



Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?

(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

8

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

2

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

N/A

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?

(Select all that apply)

Planning technical assistance, Model ordinances, Case studies for



strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

- A grant funded program would be very helpful in providing possible incentives and support for implementation - funding considerations for studies, planning and possibly even select housing projects.
- Town hall meetings with state leaders to help inform and educate residents about housing needs and efforts and the requirements of municipal government relative to this.
- Offering template for best example housing reports in advance of the deadline for this report to help provide further clarification of what is being requested and how best to address and comply with requirements.
- Considering a five (5) year waiting period before making additional adjustments to state statutes, allowing for the existing goals and implementation strategies of cities to be applied in-full as planned.
- Coordination is needed between state departments to evaluate impacts of varying requirements relative to the city's ability to fully implement desired outcomes. One example being the state's natural resources and water division, who have similar reporting requirements based on water quality and conservation. These two reports at times have competing interests which can make city implementation difficult.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
 - i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
 - ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The central focus of this goal is application of the city's mixed-use west zoning designation, in addition to pursuing other zoning opportunities to expand multifamily housing within city limits. The timeline initially adopted for this goal includes zoning established during Fiscal Year 2021-22 and application of zoning during Fiscal Year 2023-24. New zoning has been established within this timeline, however, it has since been modified to have the application of zoning occurring during Fiscal Year 2024-25. The City is also pursuing additional options for new zoning to specifically address multi-family or high-density residential units.

This strategy is being implemented through coordination with property owners and developers who have expressed interest in mixed-use developments that emphasize the addition of new multi-family housing units, as called for in areas within the city's general plan. Other areas proposed will include consideration of general plan amendments.

In 2021, Pleasant View City created a new zoning designation for mixed-use development to allow for new and additional multi-family offerings within the city. The city's strategy is to proactively pursue adjustments to zoning designations to ensure this zone is applied within city boundaries. The city plans to pursue these adjustments during Fiscal Year 2024-25. Once this zoning designation has been applied, the city will proactively promote awareness to property owners within the zoning designation to facilitate development opportunities that encourage new multi-family units to contribute to the city's housing offerings for moderate-income residents.



3. What page in the submitted plan can this be found?

2-4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City has proactively pursued General Plan amendments to incorporate mixed use and high-density housing areas in the General Plan and to ultimately zone for these uses in newly identified areas of the City. Properties designated for mixed use and multifamily have been clearly identified and are currently being pursued by the City with General Plan amendments to formalize these through City Planning processes. The subject properties have been identified with these specific properties noticed identifying the locations within the City. These amendments are under consideration by the Planning Commission and City Council. General Plan designations are an important prerequisite to rezoning parcels, which are anticipated to come soon thereafter. Notices for General Plan Amendments were posted for consideration in July-August 2024 (June 20, 2024)

The implementation plan for this strategy includes a coordinated effort with property owners to maximize the ability for the City to meet success in employing strategies. The City's Development Review Committee (DRC) has had several meetings and discussions with Property Owners and Developers to identify these sites. The City has also met with UDOT to coordinate adequate access options (January 25, 2024)

Staff has completed research of effective multi-family zones, including outreach to State of Utah and Utah League of Cities and Towns requesting a model ordinance for multi-family housing zones (May 31, 2024)

City leaders held a meeting with Steve Waldrip to discuss housing strategies, best practices and state priorities (May 16, 2024)

The City is actively coordinating with Developers for new, higher-density housing master-planned communities (December 14, 2023; January 4, 2024; January 18, 2024; February 8, 2024; March 14, 2024; May 30, 2024; and June 13, 2024)

The City is a participant of Weber County Council of Governments housing committee in effort to share ideas and improve housing affordability at a county level (monthly group meetings are attended with other Weber County leaders)



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Planning Commission recommended approval and the City Council adopted municipal code subdivision ordinance language. This included process improvements through adoption of form and application checklist simplification to streamline the processes to establish new housing developments. These adopted changes have adjusted and simplified the approval process to allow for considerations and approvals to move more quickly and seamlessly. (January 23, 2024)

Additionally, the City Council approved and funded a new full-time Planner Tech with a job description to assist with various housing projects and processes and proactive housing efforts. (October-November 2023)

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The most significant barrier we've faced in implementation is public sentiment. This is largely why we've worked very hard on research and educational components to help the public and city officials to understand the foundation of our efforts and what we're working to accomplish. Education is a focus, helping to clarify the reasons for this initiative and the City's efforts to meet the established strategies. This is ongoing and has been occurring during Planning Commission and City Council meetings.

Another barrier is coordinating efforts with the Utah Department of Transportation as much of the city's developable land is located off UDOT roadways. These efforts are being coordinated and take quite a bit of time to navigate. However, during the past year, the city has started meeting quarterly with UDOT Region 1 staff, who have been very accommodating. The City is beginning to make ready progress in working through access issues and challenges.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

This reporting year, we've seen more developers wanting to contribute to housing in different ways, including addressing more of the middle-housing needs, using options like townhomes available for purchase, smaller homes, patio styled homes, etc. We have confidence that the providing new housing stock to residents and hopefully in turn will decrease the demand and cost of existing housing.

8. Links to supporting documentation (Optional)

https://drive.google.com/drive/folders/1S4ij1wjbYYDdJB2O5i3yz9BrSv_t16BY?usp=sharing

Attachment to supporting documentation (Optional)

Agenda for July 2024 Planning Commission Meeting.pdf

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:



- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The measure/benchmark for this is completion of [mobile home] park expansion and mobile home pad improvements, building permits and inspections; new roadway infrastructure installed to complement safe travel for residents and solidify longevity of the housing development.

The timeline includes finalizing park expansion and improvement efforts in Fiscal Year 2022-23; finalize plans and coordinate roadway improvements Fiscal Years 2023-2025; and utilize grant funding during Fiscal Year 2024-25.

The city desires to retain and promote the rehabilitation of moderate-income housing infrastructure. The city has proactively coordinated with the management group of the Wasatch View Estates trailer park community for the restoration and rehabilitation of the housing areas on-site to ensure that units are readily and safely utilized in accordance with fire and building codes.

The city has applied for and received grant funding to install nearby roadway improvements to solidify a long-term commitment to the housing community and will continue to work with Wasatch View Estates to ensure that this transportation offering can be readily available to promote longevity and provide for the continuation of a moderate-income housing offering in this area of the city. The roadway construction will provide safer and improved access for Wasatch View residents.

Additionally, the city is also pursuing amendments to its corridor agreement with UDOT to provide increased access to apartments who have a singular access off Highway 89 - to ensure the installation of a permanent secondary access for these residents to have safe egress from the highway. This includes coordinating with nearby developments to ensure the plan and installation of these improvements.

3. What page in the submitted plan can this be found?

5-6

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

Two meetings were held with Mobile Home Park Owners to coordinate road project completion (March-April 2024)

Coordination has occurred to work on secondary access for fire egress to allow for expansion of allowable units and create a safe environment for residents (March-June 2024)

Numerous meetings have been held with developers to coordinate road project initiatives, including multi-family housing projects in Farr West, the neighboring community with access to the developing road project (July 2023-June 2024)

Pleasant View's Building Official has completed review and issuance of 14 new mobile home building permits in the past year (July 2023-June 2024)

The Planning Commission provided a recommendation of approval and the City Council considered and adopted municipal code subdivision ordinance language, including form and application checklist simplification (January 23, 2024) These adopted changes have adjusted and simplified the approval process to allow for considerations and approvals to move more quickly and seamlessly.

Additionally, with relation to a different area, the city is actively working with UDOT to provide a second access to promote safety, access and habitability for 250 existing apartment units.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No further zoning land use determinations are anticipated or required to move forward with this strategy. There will, however, be required action to adopt the site plan for the new road, etc., which will be forthcoming.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must



advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

One barrier in this instance is timing with getting the roadway installed with grant funding not available until 2025. The city has been in contact with grant funding representatives to navigate options to expedite completion of the roadway and begin providing this as soon as feasible, and developers in the area who have interest in completing the project to find common ground to also help the project to be accomplished at a faster pace.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The continued coordination with the owners and managers of the trailer park community have allowed for ideas to be explored on how to expand the current number of units in accordance with fire code. It is also helpful to focus on and invest in a long-standing piece of infrastructure that will benefit the residents on-site and establish a long-term commitment to multifamily units in that area for the foreseeable future.

8. Links to supporting documentation (Optional)

https://drive.google.com/drive/folders/1S4ij1wjbYYDdJB2O5i3yz9BrSv_t16BY?usp=drive_link

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The measure and benchmark for this strategy includes completion of ordinance amendments to allow attached, owner-occupied, Accessory Dwelling Units as a permitted land use instead of being a conditional land use requiring Planning Commission approval; and consideration of additional ordinance amendments encouraging and/or promoting new construction of moderate-income housing units, including pre-built Accessory Dwelling Units.

Ordinance amendments for the use of Attached Accessory Apartments (AAAs) throughout the city changing these to permitted instead of conditional occurred during 2022; and further considerations and discussion are continuing relative to expanding available units, with these planned to extend through 2023, with additional considerations of ordinance amendments anticipated to occur in 2024 for the allowance of detached units and during 2024-2025 for the allowance of patio homes and other smaller blended units in single-family neighborhoods.

One effort is to modify policies and municipal code to increase accessibility to use of Accessory Dwelling Units.

Accessory Dwelling Units (ADUs), known primarily as Attached Accessory Apartments (AAAs) in Pleasant View, are currently allowed throughout the entire city. In 2022, the city proactively removed barriers for residents to utilize an attached, owner-occupied, ADU through eliminating the consideration of these as a conditional use permit and rather allowing these as an approved use in accordance with the requirements outlined in City Code. The city will further explore and provide recommendations for consideration of expanding the number of ADUs in the city through increased allowances and awareness. The



city is developing long-term planning to accommodate existing units and invest in the continuation of these and other housing resources that blend housing options within residential areas, including patio homes, duplexes, and smaller housing unit options.

3. What page in the submitted plan can this be found?

7-8

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

City Staff completed a research report evaluating the various factors required to be addressed within an ordinance allowing for external ADUs. This research was created and updated over several months - ultimately identifying owner occupancy, consideration for the number of units allowed in an ADU, parking requirements and off-street parking options with snow removal, metering of City utilities, building footprint, design and size, neighborhood compatibility, rental considerations, accessibility, allowable zones and short-term rental usage. (September 2023-March 2024)

The staff scheduled and held a Planning Commission training and work session to review the research compiled - with public participation invited and welcome. The Mayor also attended this meeting and spoke to the importance of the City's role in working on its housing strategies (February 1, 2024)

Staff developed a handout to better inform residents of existing options for currently permitted Attached Accessory Apartment (AAA) - through this ordinance, the City currently allows ADUs throughout the City. During the 2023 reporting period, changes were adopted by the City Council to allow for the approval process for attached ADUs to be simplified substantially.

The intent of the handout created is to encourage residents who may have secondary access, kitchens, etc., to pursue and work with the City to use this. This is also intended to increase the number of registered units, as we believe there are many that the city is unaware of, which may or may not meeting building code, to improve data collection and safety for residents (May 2024)

Internal meeting to review of staff research, strategies, next steps (April 30, 2024)

Council Meeting presentation, discussion, next step (June 25, 2024)



Council approval and funding of new full-time Planner Tech with job description to assist with various housing projects and processes and proactive housing efforts. This new position created the new guide for residents to ADUs and assisted with several components of this housing report.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Although a lot of discussion was had during Planning Commission and City Council meetings, no land use regulation decisions were made for implementation of this strategy during the last fiscal year. However, additional action is anticipated in the coming year, based on the research completed for this.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The most significant barrier we've faced in implementation is public sentiment. This is largely why we've worked very hard on research and educational components to help the public understand the foundation of our effort and what we're working to accomplish.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The public education components of this effort have raised public interest, with several inquiry calls asking about options to pursue an ADU on-site. Additionally, this has raised awareness of the general issues and challenges relating to



housing affordability.

There have been few new permits issued. However, it is clear that allowing for additional residences on a single lot does lower the mortgage burden of a property owner.

8. Links to supporting documentation (Optional)

https://drive.google.com/drive/folders/1S4ij1wjbYYDdJB2O5i3yz9BrSv_t16BY?usp=drive_link

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Providence city

Who is filling out this report?

Skarlet Bankhead

Community Development Director

sbankhead@providence.utah.gov

435-752-9441

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

07/17/2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose



of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

239

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

140 parcels, potential for an estimated 1,231 units

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows



that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

0

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Developing residential units in Providence City faces several significant barriers. These include:

- **Infrastructure Challenges**
 - **Individual Infrastructure Requirements:** Despite city-wide planning and engagement in infrastructure projects, each individual development still needs to address specific infrastructure needs. This includes water, sewage, utilities, and road access, which can be complex and costly.
 - **Economic Factors**
 - **Material Costs:** The high cost of building materials has been cited by developers as a major barrier. Fluctuations in prices for essential materials like lumber, steel, and concrete significantly impact project budgets.
 - **Contractor Availability:** There is a shortage of contractors available to take on new projects. This scarcity delays construction timelines and increase costs due to higher demand for labor.
- **Public Concerns**
 - **Opposition to Growth and Density:** Public concerns about increased density and rapid growth have also posed challenges. Residents have expressed concern about changes to community character, increased traffic, strain on local resources, and other impacts associated with higher density developments.
- **Geographic and Environmental Constraints**
 - **Non-Developable Sensitive Areas:** Certain areas within the city are deemed non-developable due to environmental sensitivity. These include:
 - **Jurisdictional Wetlands:** Areas protected due to their ecological significance.
 - **Steep Slopes:** Land with a rise or fall equal to or exceeding 30 percent over a horizontal distance of 50 feet or greater, which poses risks for construction and stability.
 - **Natural Waterways or Open Water:** Areas with natural water features that cannot be developed.
 - **Special Flood Hazard Areas:** Regions prone to flooding that restrict or prohibit development to ensure safety and compliance with flood management regulations.
 - **Regulatory and Planning Challenges**
 - **Development Density Restrictions:** Acreage within non-developable sensitive areas reduces the amount of land available for development density, limiting the overall number of units that can be built.
 - **Conservation area Limitations:** Placing developable properties in conservation easements reduces the amount of land available for development and impacts connectivity of infrastructure, which constrains development plans.

Summary While Providence City is proactive in planning for growth and improving infrastructure, development is hindered by high material costs, contractor shortages, public opposition, and significant geographic and environmental constraints. Addressing these barriers



requires a multifaceted approach involving economic support, community engagement, and careful environmental planning.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

AGR (Agricultural, single-family detached, minimum lot size 5 acres):

- Parcels: 23
- Density: 1 unit/5 net acres
- Total Potential Units: Approximately 27

LCR (Life Cycle Residential):

Mixed residential units including single-family detached, single-family attached, and multifamily.

- Parcels: 4
- Density: 12 units/net acres
- Total Potential Units: Approximately 377

R-1-10 (Single-Family Detached, Minimum Lot Size 10,000 sq. ft.):

- Parcels: 2
- Density: 4.5 units/net acres
- Total Potential Units: Approximately 22

R-1-20 (Single-Family Detached, Minimum Lot Size 20,500 sq. ft.):

- Parcels: 8
- Density: Calculated by lot size (approximately 4.8 units/net acres for this parcel size)
- Total Potential Units: Approximately 142

R-1-12 (Single-Family Detached, Minimum Lot Size 12,000 sq. ft.):

- Parcels: 102
- Density: 3.75 units/net acres
- Total Potential Units: Approximately 562

R-M-18 (Multi-Family, Maximum Density 18 units/net acre):



Parcels: 1

- Density: 18 units/net acres
- Total Potential Units: Approximately 101

Total Units Calculation

- AGR: 27 units
- LCR: 377 units
- R-1-10: 22 units
- R-1-20: 142 units
- R-1-12: 562 units
- R-M-18: 101 units

Total Units in Providence City:

1231 units

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?

(select one)

Other

Recorded deed restriction

Total known number of Accessory Dwelling Units recorded as of the report submission date:

6 internal; 7 detached

Total number of building permits issued to construct an ADU in the county or



municipality granted between August 1, 2023 and July 31, 2024:

3

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing supply data,Housing needs data,Planning technical assistance,Model ordinances,Case studies for strategies,Staff resources,Reporting technical assistance,Guidebooks for planning and reporting

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Providence City faces two main obstacles in encouraging moderate-income housing: public animosity toward increased density and developers' preference for higher-end products due to market values. Here are some recommendations on how the state can support the city in overcoming these challenges:

To support Providence City in implementing moderate-income housing strategies, the state could consider the following recommendations:

Addressing Public Animosity Toward Increased Density

Community Engagement and Education:

- Public Workshops and Forums: Host educational sessions to inform residents about the benefits of moderate-income housing and increased



density, such as economic growth, diversity, and improved public services.

Incentives for Public Acceptance:

- **Pilot Projects:** Develop small-scale pilot projects that demonstrate the positive impact of moderate-income housing and address community concerns on a smaller, more manageable scale.

Encouraging Developers to Build Moderate-Income Housing

Financial Incentives:

- **State Grants and Subsidies:** Provide financial assistance to developers who commit to building moderate-income housing, making these projects more attractive despite higher market values.
- **Tax Incentives:** Offer tax abatements or credits for developers who include moderate-income housing units in their projects.

Enhancing Market Attractiveness for Moderate-Income Housing

- **State-Funded Infrastructure Improvements:**

Invest in infrastructure improvements in areas targeted for moderate-income housing to enhance the attractiveness of these locations for developers and future residents.

- **Transportation and Accessibility:** Improve public transportation options and connectivity to make moderate-income housing developments more appealing.

By implementing these recommendations, the state can help Providence City overcome obstacles to moderate-income housing development, addressing both public concerns and developer preferences effectively.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.



Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

IMPLEMENTATION PLAN adopted by Resolution 016-2022 on November 16, 2022.

- 1. Promote a variety of affordable housing options in the City that are compatible with neighborhood character, including rental and ownership opportunities, and a variety of housing types such as multi-family, duplex, and single-family detached units.
- 2. Utilize information in the 2020 general plan, the master plans, and the associated maps when considering changes to residential land to allow greater density for both single-family and multi-family housing.

Staff reports for preliminary plats, rezones, and annexations include information taken from our 2020 general plan, and our moderate income housing selected strategies. A link to an example of a recent rezone report is included in 8. Supporting documentation.

TIMELINE - SPECIFIC MEASURES AND BENCHMARKS, FLEXIBILITY

- a. Current.
 - i. The city currently has a variety of zoning districts that range from low densities (1 unit/5 ac) to higher densities that allow up to 18 units/net acre. We also have mixed use districts that allow up to 33 units/net acre.
 - ii. However, during the 2021 election, a referendum vote strongly indicates



the majority of Providence City voters are against densities higher than 4 units/ net acre, and single-family attached units, and multi-family units.

b. On-going.

i. The city continues to work with development applicants to develop projects that allow for a variety of lot sizes and housing types.

ii. The city encourages developers to involve and inform current residents of their proposed developments and their impact on the neighborhoods.

iii. The city will continue to involve residents in the planning process and the ordinance process to create neighborhoods and a community that respects the desires and needs of the current residents, while planning for future resident needs and desires.

iv. The city will continue to provide elected officials, appointed officials, and staff with the information and tools necessary to make informed decisions regarding land use and moderate income housing needs.

c. Annually.

i. The city will review training opportunities and attendance for staff and elected and appointed officials.

ii. The city will inform the residents of moderate income housing needs.

d. 4-6 years.

i. Comprehensive review of the general plan.

3. What page in the submitted plan can this be found?

Page 1 of 5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Timeline - current.

The current city code offers various zoning district options, including:

§ Agricultural district: 1 unit per 5 net acres

• Six single-family detached districts with densities ranging from 1 unit per



net acre to 5.5 units per net acre

• Mobile home district: 8.5 units per net acre (currently unused)

• Three single-family attached/multi-family districts with densities ranging from 7.25 units per net acre to 18 units per net acre

• Life-cycle residential district with a density range of 4 units per acre minimum to 12 units per acre maximum, featuring a mix of single-family detached, single-family attached, and multi-family units

• Mixed-use district with a maximum density of 33 units per net acre, accommodating a blend of residential and commercial uses.

Throughout public hearings, meetings, and discussions with elected officials, appointed officials, and city staff, there has been consistent public concern expressed regarding any density allowance exceeding 3.75 units per net acre.

Timeline - ongoing.

Development Processes and Community Engagement

Development Collaboration

Throughout this year, city staff, along with appointed and elected officials, have actively collaborated with applicants to develop projects that accommodate a variety of lot sizes and housing types.

Community Involvement in Development

City staff and officials consistently encourage developers to engage and inform current residents about proposed developments and their potential impacts on neighborhoods.

Communication and Public Participation

During zoning and ordinance change processes this year, the city utilized its website, social media, messaging system, and physical postings to inform residents about public hearings and meetings. Residents were invited to submit public comments via email, text, and in-person. Additionally, the public had the option to attend these meetings either in-person or online. City staff and officials advocate for public participation to ensure the creation of neighborhoods and communities that respect the desires and needs of current residents while planning for future growth.

Training and Resources for Informed Decision-Making

The city provided elected officials, appointed officials, and staff with the necessary information and tools to make informed decisions regarding land use



and moderate-income housing needs.

Training Sessions Attended:

- Elected Officials:
 - o ULCT Spring and Fall Conferences
 - o ULCT LPC
 - o Utah Land Use Institute Conference and Webinars
 - o ULCT Webinars
 - o State Auditor Online Open and Public Meetings
 - o Cache Summit (Fall and Midyear)
- Appointed Officials:
 - o ULCT Spring and Fall Conferences
 - o ULCT LPC
 - o Utah Land Use Institute Conference and Webinars
 - o ULCT Webinars
 - o State Auditor Online Open and Public Meetings
 - o Cache Summit (Fall and Midyear)
 - o Utah SHPO Conference and Various Webinars, Including Information on



Historic Tax Credits

- Staff Members:
 - o ULCT Spring and Fall Conferences
 - o ULCT LPC
 - o Utah Land Use Institute Conference and Webinars
 - o ULCT Webinars
 - o ULGT Webinars
 - o APA Webinars
 - o UFSMA and ASFPM Conferences
 - o State Auditor Online Open and Public Meetings
 - o Cache Summit (Fall and Midyear)
 - o ULGT Land Use Legislative Update (In-Person and Online)
 - o Utah SHPO Webinars

Timeline - annually

Budget Process and Training Opportunities

Fiscal Year 2025 Budget Planning

During the budget process for fiscal year 2025, the city reviewed and planned for training opportunities for staff, elected officials, and appointed officials. Funding was allocated for educational purposes, including registration fees and travel expenses, for the city council, planning commission members, historic preservation commission members, city manager, community development staff, and public works staff. The city also ensured that attendance of these officials and staff members complied with state code or applicable certifications.

Citizen Information on Housing Needs

To keep our citizens informed of housing needs, the community development page on our city website provides comprehensive information on developments in progress, the general plan, and specific sections dedicated to moderate-income housing, Accessory Dwelling Units (ADUs), and Internal Accessory Dwelling Units (IADUs). Links to the community development page, as well as to detailed information on moderate-income housing, ADUs, and IADUs, are



included in the supporting documents section.

Timeline - 4-6 years

General Plan Review and Enhancements

General Plan Overview

Our current general plan was adopted on April 15, 2020, and subsequently revised on November 16, 2022, to amend the wording of the strategies outlined in Section 6.3, Moderate Income Housing Element.

From August 2023 to July 2024, during planning commission and city council meetings, staff have actively educated the audience on the general plan process whenever questions have arisen. We are considering all comments received as we progress with the general plan. Currently, we are engaging with council members, planning commission members, historic preservation commission members, and residents to gather their thoughts on potential future amendments to the general plan.

We anticipate initiating a comprehensive review of the general plan in 2025.

Impact on Officials and Staff

These actions have equipped elected officials, appointed officials, and city staff with the necessary tools and educational opportunities to better analyze zoning requests and effectively respond to public concerns.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Ordinance 13-2024: Partial Rezone of Parcel 03-002-0007

On June 19, 2024, the Providence City Council adopted Ordinance 13-2024, authorizing the partial rezone of Parcel 03-002-0007, located in the general area of 595 W 300 S, Providence, Utah. This ordinance rezoned the northern 2.5 acres of the parcel from Commercial Highway District (CHD) to Mixed-Use District (MXD).

Supporting the Strategy for Moderate Income Housing

This rezoning decision is a significant step towards implementing our strategy for moderate-income housing. By transitioning a portion of the parcel to the Mixed-Use District (MXD), the city is enabling the potential development of approximately 20 single-family attached units. This addition to our housing



inventory supports the city's efforts to diversify housing options, making it more inclusive and accessible to a broader range of income levels.

Alignment with General Plan Objectives

This land use decision aligns with the objectives outlined in our general plan, particularly those revised in the Moderate Income Housing Element. The inclusion of mixed-use developments promotes a balanced approach to urban planning, fostering a vibrant community with integrated residential and commercial spaces. It also addresses the city's goal of increasing the availability of moderate-income housing, thereby responding to the evolving needs of our residents.

Conclusion

The adoption of Ordinance 13-2024 demonstrates the city's commitment to thoughtful land use planning and proactive measures to enhance housing diversity. This strategic rezone will contribute to the overall objective of creating a more inclusive, balanced, and sustainable community.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Community Opposition to Smaller Lot Sizes

A significant challenge encountered in implementing our strategy is the opposition from a vocal group of residents who do not support lot sizes smaller than 12,000 square feet. This preference for larger lots is further reinforced by the rapid sales of such lots in Providence.

Developer Preferences and Market Demand

During discussions with developers, it has been noted that due to the ongoing demand for larger lots, developers are inclined to prioritize their development. This preference is driven by the desire to avoid potential public backlash



associated with the introduction of smaller lot sizes.

Impact on Strategy Implementation

This resistance from both residents and developers poses a considerable barrier to our efforts to diversify housing options and promote moderate-income housing. The preference for larger lots limits the availability of varied housing types, which is essential for creating a more inclusive and balanced community.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The recent zone change has not yet had sufficient time to influence the market.

8. Links to supporting documentation (Optional)

Portion (north 2.5 acres) of Parcel 03-002-0007 Staff Report <https://www.providencacity.com/media/12316>; Community Development page <https://www.providencacity.com/community-development> Moderate income housing, ADU, and IADU information <https://www.providencacity.com/community-development/page/why-do-we-include-moderate-income-housing> Ordinance 13-2024 Adopted 06/19/2024 Rezone 2.5 acres CHD to MXD <https://www.providencacity.com/media/12806>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

IMPLEMENTATION PLAN adopted by Resolution 016-2022 on November 16, 2022.

- 1. Develop and maintain a city-wide inventory and mapping of existing infrastructure, including but not limited to water, wastewater, stormwater, streets, sidewalks, crosswalks, pathways and trails and their location, condition, gaps, access and inter-connecting points.
- 2. Establish standards for landscaping to reduce water use, and minimize damage to infrastructure in streets and public rights of way.
- 3. Prepare and maintain capital improvement plans for expansion and capital maintenance projects.

TIMELINE - SPECIFIC MEASURES AND BENCHMARKS, FLEXIBILITY

a. Current

- i. The city has developed and implemented the following master plans: parks, trails, and recreation plan; culinary water plan; 40-year water plan; wastewater plan, and storm water plans.
- ii. As part of each plan, existing inventory was documented, improvements proposed, and a capital project list with estimated costs and dates were created.
- iii. The city has ordinances in place to allow xeriscape and low impact development stormwater designs. We also have ordinances in place minimize water damage to infrastructure in streets and public rights of way. The city also allows low water use landscaping in park strips.
- iv. The city created interactive mapping of existing facilities.



- v. In following the capital project list for streets, during 2021, the city rebuilt over 20 blocks of streets in the historic downtown area.
- b. Ongoing.
- i. Update interactive mapping as needed.
- ii. Infrastructure and facilities are rehabilitated, expanded, and constructed using the schedule in each master plan and as budget allows.
- c. Annually.
- i. Review and if needed, adjust the capital project list.
- ii. Make budget recommendations.
- d. 4-6 years
- i. Comprehensive review of each master plan.

3. What page in the submitted plan can this be found?

Page 2 of 5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

- a. Timeline - current.

Utilization of General and Master Plans

Between August 2023 and July 2024, the city has consistently leveraged the general plan and various master plans to guide infrastructure projects. These efforts ensure alignment with our strategic goals, particularly in facilitating the construction of moderate-income housing.

Infrastructure Improvements and Capital Projects

We have adhered to the proposed improvement and capital project lists, making significant progress in transportation, sewer, parks, trails, recreation, and culinary water infrastructure as outlined in our master plans. Many projects have either been completed or are currently underway.

Encouraging Smart Water Use and Landscaping

In our discussions with citizens and developers, we have promoted the



adoption of low-water-use landscaping practices. The city has implemented a graduated fee schedule for culinary water usage to encourage efficient water management.

Protecting and Maintaining Existing Infrastructure

During meetings with residents, developers, and contractors, city staff emphasized the importance of maintaining and protecting existing infrastructure. We have reviewed city codes and relevant regulatory requirements to highlight this priority. The city also used newsletters to remind property owners and residents to keep sidewalks, stormwater drains, and fire hydrants clear of vegetation and snow. In cases of non-compliance, city code enforcement staff issued notifications, and the Cache County Sheriff's Office was involved when necessary.

Bicycle Lane Additions

As a result of the improvement efforts initiated in 2021, the city added striping for bicycle lanes to previously improved streets during the August 2023 to July 2024 period.

Availability of Resources and Documentation

The city has made maps and other relevant documents available on its website. Links to the city newsletters and additional supporting documentation are provided below in Section 8.

- b. Ongoing.

Infrastructure Development and Updates

Interactive Maps

Between August 2023 and July 2024, the city has continuously updated and expanded its interactive maps. These maps are accessible via the link provided in Section 8 of the supporting documentation.

Infrastructure Projects

During the period from August 2023 to July 2024, the city has undertaken several key infrastructure projects:

Trail Completion:

A new trail through Zollinger Park was completed.

Bicycle Lanes:

Bicycle lanes were added to numerous city streets.

Culinary Water Infrastructure:



Construction of a new culinary water tank was completed, and significant progress was made towards drilling a new culinary well.

Sewer Service Expansion:

Property was acquired for a lift station to facilitate the expansion of sewer services in the southwest area of the city.

Road and Pedestrian Access Improvements:

Property was purchased to enable road improvements along 100 East south of 400 South, and to make enhancements to a trail providing pedestrian access from Canyon Road to 100 East.

Further details on these projects can be found on pages 4-5 of the approved Fiscal Year Budget. A link to the budget is provided in Section 8 of the supporting documentation.

c. Annually.

Budget Recommendations and Capital Project Review

Review and Recommendations

City staff meticulously reviewed capital project lists encompassing water, wastewater, stormwater, streets, sidewalks, crosswalks, pathways, and trails. Based on this assessment, staff formulated comprehensive budget recommendations for Fiscal Year 2025.

Presentation to City Council and Public

These budget recommendations were formally presented to both the city council and the public during public hearings held in May and June of 2024. The Capital Project Summary and the approved Capital Improvements for Fiscal Year 2025 can be accessed on pages 16-29 of the approved Fiscal Year 2025 Budget. A link to the complete budget document is provided in Section 8 of the supporting documentation.

d. 4-6- years.

Regular comprehensive reviews of each master plan are scheduled every 4-6 years to ensure alignment with evolving city needs and goals:

- The current Parks, Trails, and Recreation Master Plan was adopted in 2021, with a comprehensive review anticipated to commence in 2027.
- The current Transportation Plan was adopted in 2021, with a comprehensive review anticipated to commence in 2027.
- The 40-Year Water Rights Plan was adopted in 2019, with a comprehensive review anticipated in 2025.



- The Wastewater Master Plan was adopted in 2021, with a comprehensive review anticipated in 2027.
- The Storm Water Master Plan was adopted in 2019, with a comprehensive review anticipated to commence in 2025.
- The Culinary Water System Master Plan was adopted in 2022, with a comprehensive review anticipated to commence in 2028.

These scheduled reviews ensure that each master plan remains current and effective in guiding the city's infrastructure development and service delivery.

Infrastructure Investments Facilitating Moderate Income Housing

The southwest area sewer improvements are listed in Providence City Wastewater Collection System Master Plan, Capital Improvement Projects Summary. This project will continue into future years.

The sidewalk through Zollinger Park is listed In the Providence Parks, Trails and Recreation Master Plan 2021, Proposed Trails/Pathways and Facilities and the Prioritization of Specific Park Recommendations (Zollinger Park).

Impact of Infrastructure Projects

The recent infrastructure projects in the southwest area of the city demonstrate significant investment in rehabilitation and expansion. This area, largely undeveloped, includes zones such as Life-Cycle-Residential (LCR) and R-M-18, accommodating densities suitable for single-family detached homes on 6,000 sq. ft. lots, townhomes, and condominiums. The city's proactive improvements and expansions to infrastructure have effectively reduced the burden on the development community, streamlining future construction efforts.

Enhanced Pedestrian Access

The completion of sidewalks through Zollinger Park has greatly improved pedestrian and non-motorized access between multi-family areas, commercial zones, and the older residential districts of the city, including Providence Elementary School and Uptown Park. This enhancement supports community connectivity and accessibility, fostering a more integrated urban environment.

City-completed infrastructure improvements support moderate-income housing in several ways:

- **Enhanced Accessibility:** Improved roads, public transit, and pedestrian pathways make it easier for residents to access employment centers, schools, healthcare, and other essential services, which is particularly beneficial for moderate-income households.
- **Utility Upgrades:** Upgraded water, sewer, and electricity infrastructure



ensure that new housing developments can be adequately serviced, reducing the cost burden on developers and making it more feasible to build affordable housing.

- **Community Amenities:** Improvements such as parks, recreational facilities, and community centers enhance the quality of life in neighborhoods, making them more attractive to moderate-income families.
- **Economic Growth:** Infrastructure projects often stimulate local economies by creating jobs and attracting businesses, which can lead to increased demand for housing and potentially lower costs due to economies of scale.
- **Safety and Reliability:** Modernized infrastructure increases the reliability and safety of services, reducing maintenance costs for residents and making neighborhoods more desirable for moderate-income households.
- **Zoning and Land Use:** Infrastructure improvements can support zoning changes that allow for higher-density developments, mixed-use areas, and accessory dwelling units, all of which can increase the supply of moderate-income housing.

By addressing these areas, infrastructure improvements create a supportive environment for the development and sustainability of moderate-income housing.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Public Improvement Agreement and Fiscal Year Budget Adoption

Public Improvement Agreement

In August 2023, an agreement for public improvement installation concerning a portion of the southwest sewer improvements was approved between the developer of Blackstone Products Headquarters and the city.

Adoption of Fiscal Year 2025 Budget

The city council furthered its commitment to infrastructure and community development by adopting Ordinance 12-2024. This ordinance approves the Fiscal Year 2025 budgets for all funds, encompassing capital projects and other essential expenditures.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Although no barriers were encountered, project timelines were delayed due to property acquisition processes.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Impact of Strategy Implementation

Early Stage Observations

At this early stage of construction, it is premature to observe significant impacts on the market. However, it is noteworthy that no households have been displaced during this phase of redevelopment.

Market Responses

The initial actions taken to implement this strategy have not yet resulted in observable changes such as units permitted, entitlements, deed restrictions, or rezoning. As construction progresses, future phases may provide clearer insights into market responses, including potential shifts in rents and housing availability.

Community Impact

The strategy's implementation has prioritized community continuity by ensuring no households were displaced during redevelopment efforts. Moving forward, continued monitoring and assessment will be crucial to understanding the broader impacts on the city, both positive and negative, as the strategy unfolds.



8. Links to supporting documentation (Optional)

Providence City Newsletters <https://www.providencecity.com/about-providence-city/page/newsletters>; Land Use Maps/GIS <https://www.providencecity.com/land-use/page/mapsgis>; Fiscal Year 2025 Budget approved June 19, 2024 <https://www.providencecity.com/media/>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

C

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

IMPLEMENTATION PLAN adopted by Resolution 016-2022 on November 16, 2022.

1. Support and promote the housing repair and rehabilitation program



administered by BRAG and USDAs Rural Development Agency.

2. Support and promote housing repair and rehabilitation of eligible historic homes utilizing Historic Tax Credit Programs.

TIMELINE - SPECIFIC MEASURES AND BENCHMARKS, FLEXIBILITY

a. Current.

i. The city supports programs administered by the Bear River Association of Governments to provide assistance to eligible residents for housing repair and rehabilitation projects.

ii. In preparation to utilize the tax credit program offered through the Utah Division of State History, the city has completed intensive level surveys on many of the homes in our downtown area that qualify as a historic home.

b. On-going.

i. Continue to look for programs offered through other agencies for assistance on repair and rehabilitation of existing housing stock for moderate income housing.

ii. Provide opportunities for city representatives to receive training to understand the eligibility requirements for the various assistance programs.

iii. Inform the public of available programs.

c. Annually

i. Review current housing stock for structures for eligibility for repair and rehabilitation programs.

ii. Report on the programs that are being utilized.

3. What page in the submitted plan can this be found?

Page 3 of 5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

a. Timeline - current.



Referral to Bear River Association of Governments (BRAG) Programs

When opportunities arise, the city directs interested parties to the Bear River Association of Governments (BRAG) for access to various programs, including the emergency home repair program, first-time home buyers program, HEAT assistance, and non-emergency rental assistance programs.

Promotion of Historic Tax Credit Programs

In response to homeowner inquiries about additions and remodels, the city informs them about available historic tax credit programs, including federal historic tax credits and Utah historic preservation tax credits. The city's status as a Certified Local Government ensures eligibility to apply for federal grants supporting historic preservation efforts.

b. Timeline - ongoing.

Exploration of External Assistance Programs

The city continued its proactive search for assistance programs offered by other agencies aimed at supporting the repair and rehabilitation of existing housing stock for moderate income residents.

Participation in Cache Summit

In November 2023, city representatives attended the annual Cache Summit, where discussions by Bear River Association of Governments (BRAG) representatives highlighted their assistance programs. Over the past 12 months, city representatives also underwent training focused on utilizing tax credits for historic home restoration.

Community Engagement and Outreach

The Cache Summit, an event open to the general public, saw active participation from city representatives involved in event planning and promotion. Information on historic home tax credits was disseminated through the March 2024 city newsletter, while details regarding the HEAT program were shared in the May 2024 edition. A link to the city newsletter webpage containing these updates can be found in 8. Links to the supporting documents.

c. Timeline - annually.

i. During August 2023 to July 2024, the city answered inquiries from property owners about tax credits available through state and federal programs. The city does not own any housing stock or structures eligible for repair and rehabilitation programs. To the best of our knowledge, no properties took advantage of the rehabilitation opportunities.

ii. The following programs were utilized during the period of August 2023 to



July 2024: Section 8 assistance, emergency assistance, and HEAT. According to Bear River Association of Governments (BRAG), over the past year, they assisted:

2 homes with Section 8 assistance,

1 household with emergency assistance,

34 households through the HEAT program.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

City Housing Stock Ownership

Throughout the period from August 2023 to July 2024, the city did not possess any housing stock.

Uninhabitable Repair and Rehabilitation Projects

During this timeframe, the city did not receive any applications for projects involving the repair and rehabilitation of uninhabitable housing.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Underutilization of Historic Tax Credits

One significant barrier encountered by the city during strategy implementation was the apparent lack of public uptake on federal and state historic tax credits. Despite promoting these incentives, it appears that community members did not take full advantage of these opportunities for historic home preservation and rehabilitation.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Assistance Programs Utilization

According to Bear River Association of Governments (BRAG), over the past year, they assisted:

- 2 homes with Section 8 assistance,
- 1 household with emergency assistance,
- 34 households through the HEAT program.

Historic Home Restoration Program

The city received inquiries about the historic home restoration program in the last 12 months. However, to the best of our knowledge, there have been no applications submitted for this program.

8. Links to supporting documentation (Optional)

Providence City newsletters <https://www.providencecity.com/about-providence-city/page/newsletters>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 Yes



Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

X

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

IMPLEMENTATION PLAN adopted by Resolution 016-2022 on November 16, 2022.

1. Promote a variety of affordable housing options in the city that are compatible with neighborhood character, including rental and ownership opportunities, and a variety of housing types such as multi-family, duplex, and single-family detached units.
2. Encourage the development of affordable housing in small complexes and low concentrations of buildings, appropriately distributed and integrated into the whole community.

TIMELINE - SPECIFIC MEASURES AND BENCHMARKS, FLEXIBILITY

- a. Current
 - i. The current mixed-use district allows for less parking spaces per unit than our other zoning districts.
 - ii. The mixed-use district and multi-family design standards require parking spaces and maintenance stations for bicycles.
 - iii. The current city code does not require additional parking for ADUs or IADUs.
 - iv. The city currently has a cluster and inner block development ordinance



that allows the land use authority to consider modifications and conditions to integrate cluster and inner block developments with the surrounding area.

- v. The city currently has a PUD ordinance that can be used for projects as small as 2 acres. It also allows for reduced right-of-way widths.
- b. On-going.
 - i. The city continues to work with development applicants to develop projects that allow for a variety of lot sizes and housing types while utilizing cluster, inner block, and PUD ordinances.
 - ii. The city encourages developers to involve and inform current residents of their proposed developments and their impact on the neighborhoods.
 - iii. Review existing code for possible modifications that encourage moderate income housing units.
- c. Annually.
 - i. Review and report on the number of developments that have utilized cluster, inner block, and PUD ordinances to build moderate income housing units.

3. What page in the submitted plan can this be found?

Page 4 of 5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

- a. Timeline - current

Parking Requirements in Mixed-Use Districts

In the mixed-use district, the city continues to require 1.5 parking spaces per residential unit. Guest parking spaces are not mandated, and nonresidential units may utilize public street parking to fulfill development parking requirements.

Promotion of Multi-Modal and Walkable Communities

To foster multi-modal transportation and walkability, the mixed-use district and multifamily design standards incorporate provisions for bicycle parking



spaces and maintenance stations. The city's Transportation Master Plan and Parks, Trails, and Recreation Master Plan further promote walkability across various city areas. Links to these plans are available in 8 Links to the supporting documentation.

Flexibility in Development Standards

City code includes a Cluster and Inner Block Development Ordinance, enabling the land use authority to consider modifications and conditions that integrate cluster and inner block developments harmoniously with surrounding areas.

Flexible Development Approaches

Additionally, the city's Planned Unit Development (PUD) ordinance accommodates projects as small as 2 acres, allowing for reduced right-of-way widths and promoting innovative development approaches while maintaining compatibility with existing neighborhoods.

- b. Timeline - ongoing.

Variety of Lot Sizes and Housing Types

City staff met with development applicants throughout August 2023 to July 2024 to encourage projects accommodating a diverse range of lot sizes and housing types. This effort utilized cluster, inner block, and Planned Unit Development (PUD) ordinances to enhance flexibility in development.

Community Engagement in Development Discussions

During discussions with developers, city staff emphasized the importance of involving and informing current residents about proposed developments and their potential impacts on neighborhoods. This proactive approach aimed to foster community awareness and participation in the development process.

Review of Existing Code for Housing Affordability

City staff conducted thorough reviews of existing city code to identify potential modifications that could incentivize the creation of moderate income housing units. One proposed suggestion was to allow developers to extend the timeframe for subdivision infrastructure improvements, facilitating more feasible development of affordable housing units.

- c. Timeline - annually.

Review of Development Ordinance Utilization

City staff routinely reviews and reports on the utilization of cluster, inner block, and Planned Unit Development (PUD) ordinances for the construction of moderate income housing units. Due to code amendments enacted in prior years, city representatives possessed the necessary tools during August 2023



to July 2024 to engage with developers in discussing a variety of development options. These options included mixed-use developments, inner block layouts, cluster developments, and Planned Unit Developments (PUDs). These ordinances aim to provide a variety of affordable housing options and encourage the construction of small complexes.

Status Update

During the period from August 2023 to July 2024, the city did not receive any new applications for cluster, inner block, or PUD developments aimed at creating moderate income housing units. The city has three active developments, one cluster, one inner block, and one PUD.

The cluster development has taken advantage of reduced infrastructure and setback requirements as allowed by the cluster development code. However, the cost of homes built in this project has exceeded the moderate-income threshold, indicating a gap between policy intent and market outcomes.

Similar to the cluster development, the inner block project benefited from relaxed infrastructure and setback requirements. Despite these measures, the home prices in this development have surpassed the moderate-income threshold, suggesting that further adjustments may be necessary to achieve affordability.

The PUD development also experienced reduced infrastructure and setback requirements. However, the resulting home prices have exceeded the moderate-income threshold, demonstrating that the current measures have not been sufficient to ensure affordability.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Ordinance 06-2023 Adoption

In November 2023, the city council adopted Ordinance 06-2023, which introduced amendments to the requirements for subdivision completion of construction time limits. These amendments allowed for up to three 6-month extensions to finalize infrastructure improvements within subdivisions. A link to this ordinance can be found in 8 Links to the supporting documentation.

Extension Approval for Spring Creek Townhomes

In June 2024, the administrative land use authority approved a request to extend the completion timeline for the Spring Creek Townhomes project.



Granting the developer the opportunity to extend construction timeframes facilitated the ongoing progress of the mixed-use development, Spring Creek Townhomes, comprising 87 residential units. The strategy supports ongoing efforts to diversify housing options and promote mixed-use developments, potentially enhancing neighborhood vitality and community accessibility. Continued monitoring will be necessary to assess broader market changes and community responses as the development progresses.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

At this early stage, it is challenging to determine the specific impact of the Spring Creek Townhomes development on the local market.

The implementation of strategies allowing for extended construction timeframes, as exemplified by the Spring Creek Townhomes development, is intended to foster continued development and integration of mixed residential and business units within the city. While specific market responses such as units permitted, entitlements, and changes in rents are not yet evident, the development's progress is expected to influence housing supply dynamics in the future.



8. Links to supporting documentation (Optional)

Transportation Master Plan <https://www.providencecity.com/media/2421>;
Parks, Trails, and Recreation Master Plan <https://www.providencecity.com/media/2406>; Ordinance 06-2023 <https://www.providencecity.com/media/10716>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

IMPLEMENTATION PLAN adopted by Resolution 016-2022 on November 16, 2022.

- 1. Allow for the development of detached accessory dwelling units (ADUs) in all residential zones.
- 2. Allow for the development of internal accessory dwelling units (IADUs) in



single-family residential zones.

TIMELINE - SPECIFIC MEASURES AND BENCHMARKS, FLEXIBILITY

- a. Current.
 - i. ADUs and IADUs are currently allowed.
 - ii. ADUs are currently allowed to utilize the service lines from the main structure. Impact fees are not charged.
- b. On-going.
 - i. As the city reviews applications for ADUs and IADUs, we look for and recommend ways to streamline the processes and reduce obstacles.
- c. Annually.
 - i. The city staff reviews and reports annually on the number of new and active units.

3. What page in the submitted plan can this be found?

Page 4 of 5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

a. Current.

The city has implemented strategies to create or allow for, and reduce regulations related to, internal or detached Accessory Dwelling Units (ADUs) in residential zones. Currently, ADUs and IADUs are permitted in seven districts: Agricultural, R-1-1, R-1-20, R-1-12, R-1-10, R-1-8, and R-1-6.

During the period from August 2023 to July 2024, the city received applications for 2 ADUs. Notably, impact fees were not charged for these applications, reflecting the city's efforts to reduce barriers to ADU development.

b. On-going.

Previous ADU Restrictions

Prior to May 2024, our city code restricted Accessory Dwelling Units (ADUs) to the backyard. Additionally, new ADUs were limited to standalone structures



not exceeding 1200 sq. ft., prohibiting them from being part of larger buildings. Existing regulations allowed only portions of detached buildings existing before February 2022 to be converted into ADUs.

Public Feedback and Proposed Changes

Feedback from the public highlighted a desire for flexibility in ADU placement and structure integration. Requests included the ability to place ADUs in other yard areas and to include them as part of larger buildings, provided the ADU portion did not exceed 1200 sq. ft.

Proposed Amendments

In response to public input, city representatives prepared amendments to the city code. These amendments aim to remove restrictions limiting ADUs to backyard locations and to allow ADUs as part of new accessory buildings, while maintaining the 1200 sq. ft. size limit for ADUs within larger structures.

c. Annually.

City staff conducts annual reviews and reports on the number of new and active units within the city. To the best of our knowledge, there are currently 6 active Internal Accessory Dwelling Units (IADUs) and 7 active detached Accessory Dwelling Units (ADUs). Additionally, two ADUs received zoning clearance between August 2023 and July 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

In May 2024, the city council adopted Ordinance 11-2024, amending the regulations for internal accessory dwelling units (IADUs) and detached accessory dwelling units (ADUs). The ordinance removes the backyard restriction previously imposed on ADUs and permits ADUs to be included as part of the construction of larger accessory buildings. A link to Ordinance 11-2024 can be found in Section 8 of the supporting documents.

Additionally, this ordinance introduces a provision for the city to reward property owners with a \$100 check upon providing the city with a copy of the deed restriction for an IADU or ADU.

These actions exemplify the city's dedication to minimizing obstacles and promoting the reporting of Internal Accessory Dwelling Units (IADUs) and Accessory Dwelling Units (ADUs).



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Property owners have expressed reluctance to file the required deed restriction, which mandates that either the primary unit or an internal ADU must be owner-occupied. The primary concern is that filing the deed restriction may lead to an increase in prop

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since implementing the strategy allowing ADUs as part of larger accessory buildings, one property owner has requested application information. However, no formal application has been submitted yet.

Despite the introduction of a \$100 reward for providing a copy of a recorded deed restriction for ADUs and IADUs, no property owners have submitted such documentation to date.

The response to the strategy has been modest, with initial inquiries indicating interest in exploring ADU options within larger accessory structures. However, there has been no interest in submitting deed restrictions for the incentive.

City officials continue to monitor these responses to assess the broader market impact and effectiveness of the strategy in promoting ADU development and



compliance.

8. Links to supporting documentation (Optional)

Ordinance 11-2024 <https://www.providencecity.com/media/12201>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

S

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

IMPLEMENTATION PLAN adopted by Resolution 016-2022 on November 16, 2022.

1. Allow for the development of detached accessory dwelling units (ADUs) in all residential zones.



2. Allow for the development of internal accessory dwelling units (IADUs) in single-family residential zones.

TIMELINE - SPECIFIC MEASURES AND BENCHMARKS, FLEXIBILITY

a. Current.

i. ADUs and IADUs are currently allowed.

ii. ADUs are currently allowed to utilize the service lines from the main structure. Impact fees are not charged.

b. On-going.

i. As the city reviews applications for ADUs and IADUs, we look for and recommend ways to streamline the processes and reduce obstacles.

c. Annually.

i. The city staff reviews and reports annually on the number of new and active units.

3. What page in the submitted plan can this be found?

Page 4 of 5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

TIMELINE - SPECIFIC MEASURES AND BENCHMARKS, FLEXIBILITY

a. Current.

i. ADUs and IADUs are currently allowed in seven districts: Agricultural, R-1-1, R-1-20, R-1-12, R-1-10, R-1-8, and R-1-6.

b. During August 2023-July 2024, the city received applications for 2 ADUs; impact fees were not charged.

c. On-going.

In May 2024, the city council adopted Ordinance 11-2024, amending the regulations for internal accessory dwelling units (IADUs) and detached accessory dwelling units (ADUs). The ordinance includes the following stipulation:



"An ADU may utilize the existing utilities (city-supplied culinary water and sanitary sewer) of the principal dwelling. An ADU that requires separate utility hookups will be subject to metering and city connection fees."

d. Annually.

City staff conducts annual reviews and reports on the number of new and active units within the city. To the best of our knowledge, there are currently 6 active Internal Accessory Dwelling Units (IADUs) and 4 active Accessory Dwelling Units (ADUs). Additionally, two ADUs received zoning clearance between August 2023 and July 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The city issued zoning clearances for two ADUs. Impact fees were not charged.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

It is too early to determine the impact that the recent code amendments will have on the market.



8. Links to supporting documentation (Optional)

Ordinance 11-2024 <https://www.providencecity.com/media/12201>; Providence City Code Chapter 10-12 Accessory Building, Dwellings, and Structures https://providence.municipalcodeonline.com/book?type=ordinances#name=CHAPTER_10-12_ACCESSORY_BUILDING,_DWELLING

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 7

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

IMPLEMENTATION PLAN adopted by Resolution 016-2022 on November 16, 2022.



A. Continued support of Bear River Regional Housing Authority, which is administered by Bear River Association of Governments (BRAG) and offers the Housing Choice Voucher Program, formerly known as Section 8. This program provides long-term monthly rental assistance to eligible renters who reside in Providence.

B. Work with neighboring communities to regularly assess affordable housing needs and the impact of new development on existing demand for such housing.

TIMELINE - SPECIFIC MEASURES AND BENCHMARKS, FLEXIBILITY

a. Current.

i. The city supports programs administered by the Bear River Association of Governments to provide assistance to eligible residents for rent and utility assistance.

ii. Two of the city's neighboring cities do not support Providence's efforts to consider higher density, and single-family attached and multi-family-units.

b. On-going.

i. The city will continue to work with and support BRAG and other entities that provide assistance for moderate income housing.

ii. The city will continue to work to encourage its neighboring cities to support Providence's efforts to provide moderate income housing.

c. Annually.

The city will work with BRAG for public information announcements informing residents of the various assistance programs.

3. What page in the submitted plan can this be found?

5 of 5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

a. Current.

Cache County and its communities are included in the Bear River Association of



Governments (BRAG) area. Providence City has an ongoing working relationship with BRAG including CIB capital project listing and obtaining information for available assistance programs.

b. On-going.

City representatives also support BRAG and work with neighboring cities by actively participating on the organization committee and attending the Cache Summit. Under BRAG supervision, beginning in 2015 this annual and mid-year forum encourages ongoing coordination between local governments, home builders, developers, planners, lenders, consultants, educators, realtors, and many others on critical growth and development issues in Cache Valley.

c. Annually.

The assistance programs are listed on the Bear River Association of Governments website. At least once a year, the city mentions assistance programs in the monthly utility billing and on our website. The notice was included in our May 2024 newsletter. A link to the newsletter is listed in 8 Links to supporting documents.

We also send BRAG a letter to renew our support of their programs annually. City staff also informs residents of available programs during in-person and phone discussions.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None required

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

Even though the market responds well to small lots and multi-family units, many residents in Providence and throughout Cache County are strongly opposed to lots less than 12,000 minimum square feet, townhomes, condominiums, and multi-family units.

The recommended emphasis for the proposed public education campaign is to reach younger people who are close to or at home-ownership life-stages.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

As per Bear River Association of Governments, during the past year, the city had 2 homes with section 8 assistance, 1 household had emergency assistance, and 34 households utilized the heat program.

8. Links to supporting documentation (Optional)

Providence City Newsletter May 2024 <https://www.providencecity.com/media/11931>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@



utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Provo city

Who is filling out this report?

Melissa McNalley

Community Grants Administrator

mmcnalley@provo.org

801-852-6164

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

June 18, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose



of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

1308

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

1688

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

440

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows



that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

0

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Infrastructure (sewer and water), Development Costs

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other

Rental Dwelling license

Total known number of Accessory Dwelling Units recorded as of the report submission date:

535

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

0



Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

59

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Pedestrian Bridge at Frontrunner station was completed in October 2023.

3. What page in the submitted plan can this be found?

Page 20 in Appendix B of the General Plan

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Completion of the pedestrian bridge and UTA transit Hub. This bridge is in the ITOD zone and enables easier active transportation to the UTA frontrunner station and Bus hub.

Further actions are being taken within Provo City to expand necessary infrastructure to enable more housing (sewer capacity, and new roads). The expansion of Lakeview Parkway to 2000 North Geneva Road (bid in May-June 2024) will provide access to more housing on the West side of Provo and the addition of the west side lift station (completed fall 2023) opens up more sewer capacity necessary for housing development on the west side of Provo.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

NA



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Funding for infrastructure projects is the biggest barrier to funding new and upgrades to infrastructure projects.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

NA

8. Links to supporting documentation (Optional)

<https://www.provo.org/departments/public-works>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

D



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Use of RDA funds to further infrastructure and affordable housing.

3. What page in the submitted plan can this be found?

Page 21 of Appendix B of the General Plan

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Areas in Provo have been identified to create moderate income housing. The RDA and Development Services Division are looking at housing entities to create a partnership for development of housing.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

In January 16, 2024 Work Meeting, council established funding priorities for the 2025 Fiscal year including balancing home types throughout the city, specifically missing middle housing and starter homes (approved February 13, 2024). On July 16, 2024 Council Work Session included discussion on land surplus for housing. (This will be heard in Public Hearing on August 6).

6. What barriers were encountered by the county or municipality between



August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Development costs and bordering municipality/county agreements for development to move forward.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

NA

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Regulations regarding Accessory Dwelling Units - in previous year, parking requirements were considered but remained unchanged due to compliance. Further areas were considered in the following year.

3. What page in the submitted plan can this be found?

Page 21 of Appendix B in the current General Plan

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

An additional overlay for ADU's was permitted in the April 16, 2024 Council meeting effecting an area of 44 homes in the Foothills Neighborhood of Provo. Code changes were made to allow for no regulatory differentiation between internal and external ADUs.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

An additional overlay for ADU's was permitted in the April 16, 2024 Council meeting effecting an area of 44 homes in the Foothills Neighborhood of Provo. Code changes were made to allow for no regulatory differentiation between internal and external ADUs.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Public will/NIMBYism is a strong barrier.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

NA

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Research into current zoning in Provo and building requirements taking place through 2024.

3. What page in the submitted plan can this be found?

Page 22 of Appendix B of current General Plan

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Zoning changes were made to allow transfer of development rights (TDR) some zones in Provo.

Study of current zoning moving forward to prepare for possible zoning rewrite anticipated in 2025-26).

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Zoning changes were made to allow transfer of development rights (TDR) some zones in Provo. June 6, 2024 PLRZ20240127.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Resistance from residents (NIMBYism)

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

NA

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
 - i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
 - ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Consultants working on current zoning allowances and building requirements.

3. What page in the submitted plan can this be found?

Page 22 of Appendix B of current General Plan

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Rewrite of Title 14 (Zoning Code) began in June of 2024. This will look at zoning requirements and how they might best be changed to allow for redevelopment of some portions of the city and what possible infrastructure upgrades may be required to facilitate redevelopment.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Rewrite of Title 14 (Zoning Code) began in June of 2024. It is anticipated that the rewrite will conclude in 2025-26.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier,



and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

NIMBYism when rezoning occurs.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

NA

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

V

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023



and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Advancement to completion of several Station Area Plans throughout Provo City, with the possibility of a new BRT station adjacent to the Brigham Young University Campus.

3. What page in the submitted plan can this be found?

Page 22 of Appendix B of the current General Plan.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

All Station Area Plans are in draft phases with anticipation of rough drafts of all plans going before the Council in 2025.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

It is anticipated the drafts of the plans will go before council in 2025.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the



implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None to date

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

NA

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Riverdale city

Who is filling out this report?

Brandon Cooper

Community Development Director

bcooper@riverdalecity.com

801.394.5541

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://riverdaleut.maps.arcgis.com/apps/webappviewer/index.html?id=2be85ddea9534fe0a2186776229528c8>



When did the last zoning map or text amendment occur?

General Plan Update - October 3, 2023

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

273

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Vacant Lots: 7 Number of Residential Units that could be built: 1054

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

265

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

From the number of total residential units that could be built on vacant parcels (1054), one-thousand thirty (1030) of them are located in a flood-plain area with limited to no infrastructure. Other barriers to development are cost of construction, interest rates, traffic infrastructure, topography, and geology.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Riverdale City's biggest residential opportunity is the StringTown District project. Consisting of about 350 acres, the land is lies within a flood-plain along the Weber River in the southeast corner of the City. Potential opportunities include integrating a variety of uses, including residential single-family, residential multi-family, live-work, office, commercial, hospitality, retail, entertainment, and recreation - all within a unique outdoor environment centered around the Weber River experience. Riverdale City is in the early stages of collecting data, working with property owners, and preparing to launch a lengthy master planning process. This process will include WFRC and other state and local stakeholders. A significant UDOT role is anticipated as well, in order to alleviate traffic congestion on Riverdale Road.



Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of conditional use permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

4

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data,Housing needs data,Model ordinances.,Case studies for



strategies, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

It is recommended the state continue to allow local municipalities zoning control and enforcement. The removal of zoning would be chaotic. Other recommendations of support include increased focus on infrastructure to support density, the consideration of economics in planning and the reflection of such consideration in legislative action, and additional resources (mostly financial) to support structured and clustered parking.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

Strategy: Rezone for densities necessary to facilitate the production of moderate-income housing.

Benchmark: Anticipated development of new higher density and moderate-income housing within R-1-4.5, R-1-6, R-4, and R-5 zones (2023-2025)

3. What page in the submitted plan can this be found?

Page 36 of the Riverdale City General Plan

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

As part of this strategy, Riverdale City has previously approved multiple rezone requests to allow for development of smaller lots or higher densities. As a result, in the reporting year we have reviewed and approved one (1) subdivision and site plan application for the development of 152 apartment units (on 6.2 acres) in the R-4 zone and one (1) site plan application for 45 townhomes (on 2.48 acres) in the R-4 zone. We have reviewed an application for 4 townhomes (on .44 acres) in the R-1-4.5 zone.

The review and approval of these applications will bring about smaller units and higher densities on the land than what was previously allowed for.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The land use decision of subdivision approval or site plan approval taken on each of these applications was necessary to implement the previously approved land use regulations that came in the form of the rezones. This typical process allows the City to guide the developer towards implementing the stated goals of moderate income housing.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in



describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Cost of quality is always a barrier when dealing with moderate-income housing. When rents are adjusted to a 80% county AMI, annual projected revenues suffer, which impacts the financing structure, which impacts design and quality. RDA tax increment incentives, LIHTC programs, density bonuses, and other such tools are effective in filling that gap, but are not universally available or accepted. Currently, there is one (1) approved project listed above that has been delayed by the high cost of construction and the adjusted projected revenue of an 80% AMI requirement.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No market changes have been observed.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy: Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.

Benchmark: - The Riverdale Senior Center has been established for many prior years to now and continues to function to benefit moderate income rental rate housing needs for the City's senior demographic—this is anticipated to continue into the year 2027 and the years thereafter;

- Anticipated Redevelopment Agency infrastructure investment to benefit newly developed moderate income housing units and multi-family development within the 550 West RDA - on or before 2027

3. What page in the submitted plan can this be found?

Pages 36 and 37 of the Riverdale City General Plan

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Redevelopment Agency of Riverdale has and continues to fund the replacement of mechanical units and other facility repairs within the Riverdale Senior Center apartments and Senior Center.

Additionally, the RDA of Riverdale continues to conduct budgetary and planning efforts to develop new infrastructure in the 550

West RDA and adjacent Riverdale Road RDA to create road and infrastructure linkages that better provide for future development of moderate-income



housing opportunities within these RDA areas and further supports existing multi-family housing in this area.

The RDA staff has been in frequent conversation with property owners/ developers of this area who are relying on the development of this infrastructure to develop need housing and moderate-income housing within this area. The RDA is working to commence some of these planned construction projects as soon as possible.

activities during the later portion of the 2023 year.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Previous land use regulations and land use decisions are in effect in the areas noted above.. No new land use regulations or land use decisions were implemented during the reporting year that directly affect and/or impact this strategy. Land use decisions affecting this strategy were put into place prior to the year 2022.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Existing barriers include: resolving significant challenges in working with property owners to develop infrastructure adjacent to and

through portions of their private property. At times, property owners seem to have higher expectations than can be achieved through RDA programs and these expectations delay progress in the development of new infrastructure opportunities that can benefit new moderate-income housing development. The high costs of infrastructure and the regulatory delay that can sometimes be encountered is also contributory to implementation barriers or frustrations.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Providing a plan for infrastructure improvements (i.e financial, logistical, physical) has unlocked the potential of vacant and underutilized land in Riverdale. We have seen 2 retail projects in the reporting year come about as a result of Riverdale's implementation of this strategy.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the



initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy: Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

Benchmarks: City review and consideration of a large acreage, mixed-use style higher density and moderate-income housing development adjacent to commercial center (2022-2027)

3. What page in the submitted plan can this be found?

Page 38 of Riverdale City General Plan

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

As new multiple-family housing zoned projects are developing, the City has worked with developers to establish development objectives which include integrated uses and moderate income rent rate opportunities. The City is currently working with multiple land owners and developers on establishing a long term master plan for the largest tract of land remaining for development in Riverdale. This work has included creating a roadmap and timeline, identifying project gaps, outlining funding sources, and working with other key stakeholders to create a strong coalition of like minded entities. Current zoning is MU and will likely need to be amended or bolstered in order to include all projected uses. This opportunity is close to major transit investment corridors, commercial centers, and employment centers within the City.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Previous City approval of rezoning for properties (from commercial zoning to multiple-family residential zoning instead, from low-density single-family residential zoning to higher density single-family residential zoning, and from



agricultural to single-family residential zoning) has increased residential mixed housing opportunities that have developed and are now more aggressively developing in Riverdale City next to established major transit investment corridors, commercial centers, and employment centers of the community.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Significant infrastructure gaps within this proposed development present an almost impossible barrier to development. These included all utilities, wetland mitigation, floodplain mitigation, new roads, a new bridge over the Weber River, and significant earth work.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Because this land is the largest and last remaining tract of land for development in Riverdale City, it represents an opportunity to increase the local population by 22%! This will have a tremendous positive impact on the sales tax revenue of the City as well as create a local town centre that the existing residents will value as their own.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

K

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy: Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund.

Benchmarks: the RDA Residential Loan Program (through 2027); Review and reporting of qualifying loans to existing and future homebuyers (through 2027)

3. What page in the submitted plan can this be found?

Pages 38 and 39 of the Riverdale General Plan



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The RDA continues to offer loans to residents of Riverdale City in the Purchase Assistance Program and the Rehabilitation Loan Program

While generally successful, the residents of the community and prospective residents did not take advantage of this program during the reporting year, although the RDA did receive 2 applications. The RDA staff is currently working on changes to the program guidelines as well as education and marketing activities and policies in an effort to bolster program participation in future years.

The Riverdale RDA provides this service to the residents of the community in order to maintain moderate income and affordable housing opportunities within the community to young, lower income, and/or elderly residents.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Previous land use regulations and land use decisions are in effect in Riverdale City as established for and on behalf of the RDA. No new land use regulations or land use decisions were implemented during the reporting year.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Barriers tied to this strategy include promoting and educating the residents of the community and prospective residents regarding the availability of the RDA loan funding available through this program. The



Redevelopment Agency staff is working on finding better ways to communicate that these program funds are available, in an effort to grow

the number of interested parties who may take advantage of this program in the future.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No property owners and residents of the community have taken advantage of the RDA Residential Loan Program funds during the reporting year, although the RDA did receive 2 applications.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting



period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy: Reduce, waive, or eliminate impact fees related to moderate income housing

Benchmarks: waiving of impact fees (through 2027); review and reporting of new moderate-income housing units that have benefited from no impact fee assessment

3. What page in the submitted plan can this be found?

Page 39 of the Riverdale City General Plan

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Historically, in order to encourage new growth and development, Riverdale City has not imposed impact fees on development projects, including those projects related to moderate-income housing development. This policy continues to the present day, therefore, Riverdale City did not impose impact fees on housing development projects within the City, including moderate-income

housing development. The only impact fees the City assesses on building permits for housing development are pass-through fees that city staff are required to receive by direction of Central Weber Sewer District.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

During the reporting year, the Riverdale City Council made changes to the Water Transfer ordinance, citing a new arrangement made with Weber Basin Water to provide additional opportunities



for developers to acquire water through Weber Basin Water on behalf of Riverdale City to cover the water requirements necessary for development within Riverdale City. Although this isn't technically an impact fee, it can have an impact on the cost of development. The City has no intention to change, amend, or otherwise alter the existing impact fees strategies of the City.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

There are no perceived existing barriers associated with this strategy. This strategy seems to be working the way it was intended to as it does appear to promote development opportunities within the City of Riverdale.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Developer feedback has been positive when it comes to the relative costs of development from community to community. This policy has helped make Riverdale City a viable location for new housing units.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy: Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.

Benchmarks: 1)RDA Residential Loan Program (through 2027); 2) Riverdale Senior Center (through 2027); City review and development of property for moderate-income housing units within the 550 West RDA Area (through 2027); RDA infrastructure investment within the 550 West RDA (through 2027).

3. What page in the submitted plan can this be found?

Pages 39 and 40 of the Riverdale City General Plan



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Riverdale RDA has existing programs connected to subsidizing and creating moderate-income housing opportunities in Riverdale City. These efforts include: subsidizing repairs and replacement of equipment and facilities that are a part of the Riverdale Senior Center and housing (by way of the 1050 West RDA); participating in the planning, preparation and funding phases of infrastructure development within the 550 West RDA and Riverdale Road RDA areas to develop new moderate-income housing opportunities in these RDA areas;

and maintain the program and funding for the RDA Residential Loan Program and Rehabilitation Loan Program.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Previous land use regulations and land use decisions are in effect in Riverdale City as established for and on behalf of the RDA. No new land use regulations or land use decisions were implemented during reporting year that directly affect and/or impact this strategy. RDA planning efforts have continued during the reporting year to work on

infrastructure planning, property owner negotiation, and other associated predevelopment activities to commence infrastructure development in future years that will accommodate and require the construction of new moderate-income housing in the 550 West RDA and adjacent Riverdale Road RDA areas.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

Existing barriers tied to this strategy include funding resources that are limited and finite in size to maintain the Senior Center and apartments, as well as the RDA Residential Loan Program. There is a time coming when the funding for these programs will likely not be available through the RDA. The City and/or RDA are working to determine funding options and solutions in order to continue to operate and subsidize these programs after the RDA funding has ended. Additionally, as it relates to the development of new moderate-income housing

in the 550 West RDA and Riverdale Road RDA, barriers exist in working with property owners to develop infrastructure adjacent to and through portions of the private property owner's real estate to connect infrastructure within the RDA area as a whole.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Pre-development activities associated with the development of new residential units, including developer established moderate-income rate housing, is ongoing within this area of the City. This is spurred by the RDA 's desire to develop new infrastructure

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes



Strategy 7

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

U

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy: Develop a moderate-income housing project for residents who are disabled or 55 years old or older.

Benchmarks: 1) establishment of the Riverdale Senior Center (through 2027); 2) continual improvements to the Senior Center (through 2025); 3) Review and reporting of any new moderate-income housing that may have been established by future PRUD

3. What page in the submitted plan can this be found?

Page 40 of the Riverdale City General Plan

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The RDA of Riverdale constructed and established a Riverdale Senior Center (2008), which included 20 apartments set apart for use by residents who are 55 years of age or older. These apartments were

constructed to provide senior residents with fixed income housing options at a reasonable rent rate. During the reporting year, all the units were being rented



and a few of the units were remodeled and repaired to provide opportunities for new senior aged residents. In addition to maintaining the residential component for seniors in the community, the RDA has continued its efforts to subsidize the operation of Senior Center lunches and activities programming within the Riverdale Senior Center. These efforts include: subsidizing repairs and replacement of equipment; staffing and preparing weekday lunches for the senior population of the overall surrounding community; and providing a facility for events and activities programming for seniors in the community to enjoy. Rate hikes in food and personnel costs have required the Redevelopment Agency to minimally raise the fee amount for the weekday lunches, but they still are at a comparably

low rate for the overall cost of each meal expense.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Previous land use regulations and land use decisions are in effect in Riverdale City as established for and on behalf of the RDA of Riverdale. No new land use regulations or land use decisions were implemented during the reporting year that directly affect

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Existing barriers tied to this strategy include funding resources that are limited and finite in size to maintain the Senior Center and apartments. There is a time coming when the funding for these programs will likely not be available through the RDA. The City and/or RDA are working to determine funding options and solutions in order to continue to operate and subsidize these programs after the RDA funding has ended.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

As it relates to the Senior Center, all 20 of the apartments are being rented at this time and there is constant interest to rent these apartments by individuals within the moderate-income housing need community. Additionally, the Senior Center provides weekday lunches for seniors in the community; these lunches are attended by many seniors in the overall Weber County community. Further, the Senior Center provides a calendar of events and activities for all seniors in the local community to gather, socialize, and enjoy the activities. Weber County has recently implemented changes to their financial support model of senior centers within Weber County. This is anticipated to have a positive impact on program availability to seniors across the county.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 8

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

W

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023



and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy: Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

3. What page in the submitted plan can this be found?

Pages 41 and 42 of the Riverdale City General Plan

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City is working with a developer, landowners, and other key stakeholders to establish a multi-use residential development project on a large acreage assemblage of land located within a Mixed Use (MU) Zone. The objective of this new neighborhood, affec

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Riverdale City Council has previously approved two separate amendments to the previously approved and amended development

agreement between the City and the developer for this project in the Mixed Use (MU) Zone. These amendments strengthened the

City



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Existing barriers tied to this strategy include funding resources to pay for and find water and/or other required resources to develop the large project. Another barrier may be public responses to a request for additional density.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The market response to the Mixed Use (MU) Zone has seemed to be positive over the years since the implementation of this zone. Further, the future possibility of Mixed Use (MU) rezoning of other

properties, in close proximity to commercial centers and job

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)



No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Riverton city

Who is filling out this report?

Lisa Halversen

Planner

lhalversen@rivertonutah.gov

801 208 3149

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://www.rivertonutah.gov/planning/maps.php>

When did the last zoning map or text amendment occur?

June 18, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through



the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

3150

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

84

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

51 parcels, 1095 units



From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

553

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Developers are holding onto their entitled property because of high interest rates, reduced profit margins and ever-appreciating land values. The state blames the cities for charging too much for impact and permit fees and taking too long to approve residential development. Cities feel trapped in the middle, they are changing zoning and density levels but not seeing increased numbers of remotely affordable housing. The infrastructure that is required by cities, such as sidewalks, roads and utilities, is necessary for health and safety. Utah is certainly not the only state being affected, this is a national problem.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

We believe this data would be more helpful if there could be a separation between developments that are not completely built out but are progressing and those that are entitled but show no signs of ever coming to fruition. For example, Edge Homes is entitled to build around 3500 residential units over several different phases. They are working on a couple of phases at a time. Their developments are coming together well, but this data will show that they have a large number of entitled units not pulling a permit by May 1. That doesn't seem fair to have to include them, while on the other hand, SALT was supposed to develop a huge block of apartments in our SLR zone. They have been entitled for years but the developer has never pulled a single permit or shown any interest in actually building the units. Our guess is that they will sell the entitled property at some point to another developer, but this is a really wide net to cast.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your



ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

50

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

6

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

11

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

N/A

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or



municipality in implementing the moderate income housing strategies? If none, please write N/A.

Regarding ADU's, a state program giving grants or low-interest loans to incentivize homeowners to build ADU's and rent to low-AMI tenants may be helpful.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Plan Goal for 2023 - Establish consistent tracking practices/ technology for ADU's

Ongoing Implementation Plan Goal - Monitor the progress and impacts of completed actions

Ongoing Implementation Plan Goal - Evaluate and modify adopted code for



effectiveness

3. What page in the submitted plan can this be found?

Page 1 on this link: <https://cms8.revize.com/revize/rivertonut/departments/planning/documents/riverton-city-annual-moderate-income-housing-plan-2024.pdf>

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Implementation Plan Goal for 2023 - Establish consistent tracking practices/ technology for ADU's: In June 2023 we began tracking the status of pending ADU's. We created a separate permit status that distinguishes between those that are completed and those that are under construction. We contact the applicant and ask what stage they are at in the building process every 3 months and then update the status in our tracking program. This will give us good data about how long the average ADU is in the construction phase before it is available to rent.

Ongoing Implementation Plan Goal - Monitor the progress and impacts of completed actions: Since Riverton City amended our code in December of 2019 to allow detached ADU's, we wanted to also update our data by classifying each ADU in our software program as either interior or detached. We were happy to see that of the 15 new ADU applications received during the 2023 reporting period, 7 of them were for detached units and the remaining 8 are for basement finishes. Thus, we've been able to almost double our ADU applications by allowing a wider variety of product.

Ongoing Implementation Plan Goal - Evaluate and modify adopted code for effectiveness: On July 17, 2023 Riverton City Council voted to amend our lot coverage code to allow an increase in lot coverage to 40% (PLZ-23-5005). The effects of this change are two-fold; residents will have more leeway when building a detached ADU, and smaller lots will be more buildable.

Each of these actions encourage the building of more ADU's in the city, which will provide more affordable housing product.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

Ongoing Implementation Plan Goal - Evaluate and modify adopted code for effectiveness: On July 17, 2023 Riverton City Council voted to amend our lot coverage code to allow an increase in lot coverage to 40% (Ord-PLZ-23-5005). The effects of this change are two-fold; residents will have more space to build a detached ADU, and smaller lots will be more buildable.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Cost and time are barriers to ADU construction. Homeowners must often take on a large amount of new debt, and the average time to obtain a Certificate of Occupancy for new construction of an ADU is 8 months.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Both the number of ADU applications and ADU permits issued stayed similar to the previous year's report. This means that 2022 and 2023 were historic highs for ADU interest among Riverton residents.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".



Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

1. Ongoing Implementation Plan Goal - Identify areas within Riverton where diverse housing types for moderate-income and full life-cycle housing are appropriate.

2. Ongoing Implementation Plan Goal - Coordinate development within the 12600 South Redevelopment Area with stakeholders.

3. Coordinate a study to evaluate housing needs relative to existing/new employment growth in the City, update available data to assess the housing needs of certain target populations.

3. What page in the submitted plan can this be found?

Page 1 of this link: <https://cms8.revize.com/revize/rivertonut/departments/planning/documents/riverton-city-annual-moderate-income-housing-plan-2024.pdf>



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

1. Ongoing Implementation Plan Goal - Identify areas within Riverton where diverse housing types for moderate-income and full life-cycle housing are appropriate:

The Sycamore Glen development will provide approximately 40 single-family units and 10 townhomes near 11800 South and Redwood Road, near commercial and transit centers. The Planning Commission approved the final plan on May 11, 2023 (PLZ-22-8011). Though technically outside the reporting window, it is included in our 2024 report. This development was not included on last year's report as the zoning was in flux. Homes are now under construction and this development increases Riverton's stock of moderate-income single-family housing.

The Parkside development near 4230 West and 12800 South consists of townhomes and single-family homes. This development has changed multiple times since its inception. The original plans were approved under an elderly housing overlay. When the three-story homes did not sell well to the older population, the developer made the case that the homes were not suitable for elderly housing and requested removal of the overlay. City council agreed to remove the overlay. We are including the Parkside development in this report because it adds 88 multi-family units and 420 single-family units to the city's general housing stock that have not yet been counted, and the removal of the elderly housing overlay was a direct result of employment data that was received from our Zion's Bank study regarding Riverton's areas of high employment growth.

The Planning Commission approved a community and block scale plan for Mountain Ridge Apartments on November 9, 2023 (PLZ-23-8016). This development will add approximately 235 multi-family units to the city's apartment stock. The developer is Edge, who has been a reliable partner as they have developed the Mountain Ridge phases. This development is located in the SLR zone which has been identified as an appropriate place for higher densities and multi-family housing due to its proximity to transit, commercial development and employment opportunities.

2. Ongoing Implementation Plan Goal - Coordinate development within the 12600 South Redevelopment Area with stakeholders:

Riverton City staff continued discussions with Salt Lake County and adjacent property owners regarding residential development in this area which would include an affordable housing component. In July 2024, staff met with



property owners and a development group which has previous experience with affordable housing development about a specific project idea. Discussions are ongoing, in the next meeting the developer will bring in a revised concept plan.

3. Coordinate a study to evaluate housing needs relative to existing/new employment growth in the City, update available data to assess the existing housing needs of certain target populations:

In October 2023, Riverton City coordinated with Zion's Bank to collect data evaluating housing needs relative to employment in the city, and looking at housing needs of target populations. The data has already proven to be helpful to the city as it plans for future housing growth by showing where employment growth is happening, thus facilitating two rezones.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

1. Sycamore Glen final plan approved by PC 5/11/23 (PLZ-22-8011), not included on last year's report. Adds 50 moderate-income housing units that are individually owned.

2. N/A, no land use decision with regard to the 12600 South Redevelopment Area has taken place since acquiring right-of-way in September 2022. Discussions regarding specific proposals are ongoing.

3. The employment data we received from the Zion's Bank study was helpful in supporting two rezones:

Homestead 2 Rezone - On May 21, 2024 City Council approved a rezone from RR-22 (single-family 1/2 acre lots) to RM-6 (Medium-density, 6 units per acre) for another phase of the Homestead development near 11800 South and 3600 West (PLZ-24-1001). This rezone will add approximately 15 more new single-family housing units. This is in an area accessible to bus service and the previous phase has an HOA requirement that 80% of the units be owned by seniors. This new phase will rely on the HOA to maintain the senior designation rather than an elderly housing overlay. The data showed that this area was not high in employment growth, and thus was appropriate for senior housing.

Wright Rezone - On February 7, 2023 City Council removed the elderly housing overlay from 6.1 acres near 4230 West 12800 South (PLZ-22-4010). This action removed the requirement that units be deed-restricted to seniors and makes them available for sale to the general public. This action added 88 multi-family residential units to the city's moderate-income housing supply. The project is



currently under construction. When it is finished, we anticipate approximately 420 individually owned single- and multi-family units will be added to Riverton's supply. The removal of this overlay was facilitated by the employment data which showed that this area was high in employment growth, and would be an appropriate place for moderate-income and family housing. Though slightly outside the reporting period, this development is included in this year's report because the action was a result of a study that was a goal in our implementation plan.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

We had fewer rezone applications during this reporting period than in previous years. We attribute this to the general slowdown in the national real estate market (higher land prices and interest rates) and the fact that large parcels of undeveloped land in Riverton are becoming harder to find.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The market response has been surprising. Instead of taking the smaller lots and building smaller, more affordable housing, luxury homes are being built. The result is more high-end housing, but on smaller lots. Developers say that with the high price of the land they cannot afford to build a product at any lower price point.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
RE_ Conditional Use Permit Application.msg

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

1. Ongoing Implementation Plan Goal - Identify areas for additional higher density and/or moderate income housing development along major transit investment corridors within Riverton City.

2. Review and update Redwood Road corridor land use designations.

3. Review and update 12600 South (outside of the Downtown area) corridor land use designations.



3. What page in the submitted plan can this be found?

Page 1 of this link: <https://cms8.revize.com/revize/rivertonut/departments/planning/documents/riverton-city-annual-moderate-income-housing-plan-2024.pdf>

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

1. Ongoing Implementation Plan Goal - Identify areas for additional higher-density and/or moderate-income housing development along major transit investment corridors within Riverton City:

Riverton City has worked in recent years to create the SLR zone in the Mountain View Corridor area. Rezones have taken place to increase density, and Edge Homes is currently entitled to build just under 3500 residential units. On November 9, 2023, the Planning Commission approved the first concept plan for Riverton Apartments, a 235-unit multi-family development to be located at 4761 West 13400 South (PLZ-23-8016). The land use for this parcel was previously commercial and is now residential. These apartments will be tied in to the residential neighborhood to the south, and the developer is coordinating with UDOT for trails and access to the Mountain View Corridor.

Riverton City development staff met with Housing Connect staff on May 19, 2023 to discuss possibilities for a joint project. Though nothing specific has come from the discussions at this point, we feel positive about the possibilities of collaborating with Housing Connect to accomplish a joint housing project. This is just outside the reporting period but it is important to recognize as a first step toward a collaboration with Housing Connect, and was not reported last year.

2. 2023 Goal - Review and update Redwood Road corridor land use designations:

After speaking personally with property owners in the area and making a property-by-property assessment, council members in these districts have indicated a willingness to support amendments to the General Plan to increase residential densities along this corridor. Several property owners are in the process of discussing changes to their zoning designations. We anticipate that the upcoming General Plan will allow for higher residential densities (multi-family and single-family).

2024 Goal - Review and update 12600 South (outside of Downtown area) corridor land use designations:

Preparation for the General Plan update (late 2024 or early 2025) is ongoing.



The 12600 South corridor is one of Riverton's main traffic thoroughfares and is ripe for amendment and possible higher density land use. City staff are coordinating with UDOT to address existing and future traffic and right-of-way needs.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

1. The framework for land use decisions in the SLR zone has already been set up and is in use as the CSP/BSP/SLP process for development applications. This new process streamlines the development and applications process.

2. No land use regulations or decisions were made regarding the Redwood Road corridor during the reporting time period. However, preliminary discussions and much preparation is involved in changing the general plan. We anticipate that the land use regulation/decision will be the General Plan Update and be ready by the end of 2024 or beginning of 2025.

3. In addition, no land use regulations or decisions were made regarding the 12600 South corridor in the reporting period. Changes will, however, be ready when the General Plan is updated in 2024/25.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The main barrier the city faces when amending land uses is the amount of time required to make changes. Many discussions amongst the council members and with property owners take place before any action is taken. Municipal government is not usually amenable to rapid change, and land use/transportation planning requires thoughtful coordination with stakeholders, partners, and property owners.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

After much thought and discussion, what seemed very unlikely a decade ago (having high-density or multi-family development along Redwood Road) now seems like a viable option for several parcels. The city has had several inquiries from developers about possible projects. City council members are actively engaged in planning for future moderate-income residential development to help meet Riverton's housing needs. Thus, land use changes can be both a response to market forces and a driver of them.

8. Links to supporting documentation (Optional)

General Plan Map: <https://cms8.revize.com/revize/rivertonut/departments/planning/documents/general-plan.pdf>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Roy city

Who is filling out this report?

Steve Parkinson

City Planner

sparkinson@royutah.org

(801) 774-1027

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://cms7files1.revize.com/roycityut/Departments/planning%20&%20zoning/maps/Zoning%20Map%20-%2009-23.pdf>



When did the last zoning map or text amendment occur?

September 5, 2023

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

265

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

265

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

2



Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

2

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

2

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing supply data,Housing needs data,Reporting technical assistance

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

N/A

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.



Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Starting in 2024, annually hold one (1) or two (2) work-sessions with the Planning Commission to discuss, research and identify opportunities to rezone areas identified within the Future Land Use Map for possible multi-family development.

3. What page in the submitted plan can this be found?

119

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

May 28, 2024 - The Planning Commission (PC) invited Steve Waldrip to present and discuss Affordable housing.

The PC has had thee (3) work-sessions (3/26/24, 4/23/24 & 7/9/24) regarding changing an existing Commercial Zone (which allowed no Residential) into a mixed-use zone.

5. Describe each land use regulation or land use decision made between August



1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There has only been one (1) request to rezone a property from Single-family to Multi-family, which was denied. see "barriers" section for reasons for denial.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Barriers were that there were many community members that were against the proposed request Reasons ranged from:

Increase traffic impact to police Increase in Density would make the road more dangerous Parking, especially on-street Impact to quality of life, decrease in water pressure.

Council had concerns which were:

not the right development for this area, proposal is to dense potential eyesore

Request failed due to lack of motion

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

With interest rates having been and somewhat still are high, most developers aren't willing to build projects.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Evaluate the IADU code every two or three years and amend/update as needed; based on:

To provide a greater flexibility in relation to moderate income housing.

From feedback provided from homeowners on barriers of code or processes, etc.

3. What page in the submitted plan can this be found?

119



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Planning Commission has had four (4) meetings (1/9/24, 2/27/24, 3/26/24 & 6/11/24) discussing I-ADU's and potential changes to our code regarding parking requirements, conversion of garages into potential I-ADU's.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

On June 11, 2024 the Planning Commission held a Public Hearing on potential changes and

The PC determined that allowing the garages to be converted would be a good change to help those seeking to convert portion of the S-F dwelling into an I-ADU.

On July 16, 2024 the City Council (CC) heard the same item.

The CC approved the changes recommended by the PC and amended the code to allow the required 3rd car parking to be within the Side yard setback.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No barriers at this time

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households



displaced during redevelopment, changes in rents, etc.

PC has discussed that even with allowing I-ADU's in all of our Single-Family zones, there aren't that many people interested in doing it.

Also have found that those that do convert part of their homes into an I-ADU aren't charging any less for the unit than the full market rate.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Starting in 2024, annually hold one (1) or two (2) work-sessions with the Planning Commission to discuss, research and identify opportunities to expand the Downtown, Station Area or Business Park mixed-use zones onto adjoining



properties.

3. What page in the submitted plan can this be found?

118 & 119

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Currently there haven't been any rezone requests to expand our Downtown, FrontRunner and Business Park zones.

Planning Commission is looking at creating a new "Mixed-Use" zone in areas identified in the 2023 General Plan to be such.

Planning Commisison has held three (3) work-session meetings (3/26/24, 4/23/24 & 7/9/24) discussing this new zone.

Most of the New Zone would be in the West part of Roy.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Planning Commission will continue to have meetings on this topic to refine the code to allow the best possible outcome not just for the City in terms of taxes but by providing additional housing in zones currently only allows Commercial development and nothing else.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

no barriers to report at this time.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

There have been some discussions with Developers interested in developing these new areas.

Developers are excited with code changes, but are weary with current interest rates

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or



municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Evaluate the mixed-use or multi-family codes every two or three years and amend/update as needed; based on:

To provide a greater flexibility or higher densities in relation to moderate-income housing.

From feedback provided from developers on barriers of code or processes

3. What page in the submitted plan can this be found?

119

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Planning Commission is looking at creating a new "Mixed-Use" zone in areas identified in the 2023 General Plan to be such.

Planning Commission has held three (3) work-session meetings (3/26/24, 4/23/24 & 7/9/24) discussing expanding the uses within the new zone, to areas traditionally zoned commercial which doesn't allow for any Residential.

The New Zone would allow a higher density than a traditional Multi-Family zone.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Planning Commission will continue to have meetings on this topic to refine the code to allow the best possible outcome not just for the City in terms of taxes but by providing additional housing in zones currently only allows Commercial development



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Time is the biggest barrier.

takes time to:

- identify what should be allowed within a new mixed use zone.
- writing of the new code

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

There have been some discussions with Developers interested in developing these new areas.

Most developers are waiting for interest rates to lower before proceeding with developments.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No".



Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Evaluate the parking standards at least every two or three years and amend/update as needed; based on:

Changes to best practices for parking reductions for City's of similar size as Roy City

Changes to transit routes, number of buses per hour, etc...

3. What page in the submitted plan can this be found?

119

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

UTA is currently conducting an "Engagement Opportunities" for their Five-Year Service Plan 2025-2029



Virtual Info Session on July 9, 2024

Open Opportunities June 24 - July 12 & August 19 - September 11, 2024

The City has posted on our Website and FaceBook pages these opportunities.

No further action will be taken until after UTA provides any changes. If there are changes the City will re-evaluate our code.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No action has been taken thus far due to the fact that no changes to bus routes nor developers/property owners asking to re-evaluate our code.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None

8. Links to supporting documentation (Optional)



Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Utilize the CRA housing set aside funds to create additional moderate-income housing units or partner with a qualifying housing developer to create additional housing units targeted for households at 80% or less by end of 2029.

3. What page in the submitted plan can this be found?

118

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

Fall of 2023, Weber County School District and Weber County, and other governmental entities approved a new CRA project area within our Downtown area.

Their participation rate is 70% for 20 years.

This will allow the City to assist with the development in our Downtown Mixed-Use zone and will mandate moderate-income housing wi the project area.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Reference mixed-use zoning code review and potential changes based on Developers suggestions.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Other than having multiple meetings to get things approved there wasn't any real barriers.

At the moment, no developer has submitted plans within any of the CRA areas to trigger the taxing portion.

Large housing unit development are on hold as there is a financing gap, making feasibility of the project difficult.

City will need more RDA or TIF funds to create movement on the projects until rates are down in the real estate market.

7. Describe the changes observed and any other market responses identified



as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We have been meeting with Developers to answer their questions regarding these areas and potential availability of CRA funds.

More Developers have been asking for TIF participation and waiting for lower interest rates.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 7

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

V

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Up-dated Station Area Plan was completed by June of 2023.

Once adopted, re-evaluate plan every two or three years and amend/update as needed.

After each evaluation, if there is a need to amend/update the SAP.

3. What page in the submitted plan can this be found?

119

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Planning Commission has had two (2) meetings (3/26/24 & 6/11/24) to update our SAP to accommodate requested changes to our SAP from UTA dealing with their properties within the SAP.

City Council had a meeting on 6/18/24 to discuss the requested changes.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

City Council approved UTA's requested changes to the SAP, on 6/18/24.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The proposed changes from UTA were to help develop UTA's property in and around the FrontRunner Station.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Salem city

Who is filling out this report?

Walter J. Bird

City Attorney

walterb@salemcity.org

8014232770

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

https://media.rainpos.com/1443/ord_71724a_housing.pdf

Link to general plan, moderate income housing element:

https://media.rainpos.com/1443/2019_moderate_income_housing_element.pdf

Link to website where general plan is posted:

<http://www.salemcity.org/general-plan.htm>

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

A

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the



implementation plan each year.

Fall of 2024: Review the Land Use Element of the General Plan and identify areas that are conducive to commercial or mixed-use development and transportation corridors that are also appropriate for moderate income housing.

Fall of 2024: Develop a new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.

Spring 2025: City Council adoption of new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.

Annually through 2029: City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.

What page in the submitted plan can this be found?

1

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

F

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025,



2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

Fall of 2024: Review the Land Use Element of the General Plan and identify areas that are conducive to commercial or mixed use development and transportation corridors that are also appropriate for moderate income housing.

Spring of 2025: As necessary, modify existing Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.

Annually through 2029: City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

What page in the submitted plan can this be found?

2

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the



implementation plan each year.

Fall 2024: In addition to Ordinance No. 72121C passed on July, 2021, Salem City will develop a public outreach program to promote the benefits of accessory dwelling units.

Annually through 2029: Salem City will execute public outreach program by utilizing social media, the City's website, written collateral, and other resources.

Annually through 2029: Perform annual review of the number of accessory dwelling units created.

Annually through 2029: Update zoning language as needed based on an annual review and direction from City Council.

What page in the submitted plan can this be found?

3

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

V

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the



implementation plan each year.

Fall of 2024: Salem City will reach out and communicate with projects with known preliminary plans to develop 55 years of age housing to reaffirm those commitments and offer assistance where needed to keep those projects viable.

Annually through 2029: As new project applications are made, especially in Master Planned Community projects, the city will encourage those developments to seriously consider 55 years of age and older housing a part of its housing plan.

Annually through 2029: As proposed projects face obstacles to building 55 years of age and older housing, Salem City will identify and implement measures to counteract these obstacles to preserve the ability of the 55 years of age and older housing to remain viable.

What page in the submitted plan can this be found?

4

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

S

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the



implementation plan each year.

Fall of 2024: Study the budget impact and feasibility of eliminating impact fees for accessory dwelling units that are not internal accessory dwelling units

Spring of 2025: Present to the City Council a proposal to eliminate impact fees for non-internal accessory dwelling units.

Annually through 2029: Approve impact fee waivers for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.

What page in the submitted plan can this be found?

5

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a



link to maps and tables:

https://suvgis.spanishfork.org/Salem_maps/GIS_Data/Zoning%2024x36.pdf

When did the last zoning map or text amendment occur?

December 2023

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

7256

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot,



or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

4409

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

0

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The greatest challenge to developing many areas in Salem is the lack of infrastructure within a reasonable distance to utilize. There are also public concerns about density and quality of life in these areas.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

As shown above, Salem is on the cusp of massive development but it can only develop if the obstacles of lack of infrastructure, lack of service capacity for water and sewer obstacles can be overcome.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your



ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other

At recordation with Utah County

Total known number of Accessory Dwelling Units recorded as of the report submission date:

16

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

8

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

13

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Planning technical assistance, Model ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting



Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

N/A

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Last year Salem was found to be deficient on this strategy for failure to include an implementation plan with discernable milestones.

To remedy this, on July 17, 2024, the City Council approved the amendment to the Moderate Income Housing component of Salem's General Plan by including an implementation plan and milestones for Salem Strategy 1.



3. What page in the submitted plan can this be found?

1

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Salem City worked diligently, meeting in private and public work meetings nearly every month throughout the reporting period with three (3) developers, to rezone their properties with the use of development agreements and the master planned community zone ordinance.

Salem City met formally with the Three Bridges team at Development Resource Committee (DRC) meetings on 10/18/23 and 11/8/23, Planning and Zoning meetings on 10/11/23 and 11/8/23, and a City Council meeting on 11/15/23 to move its Master Planned Development Agreement forward. The Development Agreement for Three Bridges was approved on 11/23/24 effectively rezoning the property.

Salem City met formally with the New Salem team at Development Resource Committee (DRC) meetings on 10/11/23 and 11/8/23, Planning and Zoning meetings on 10/11/23 and 11/8/23, and City Council meetings on 11/1/23 and 11/15/23 to move its Master Planned Development Agreement forward. The Development Agreement for New Salem was approved on 1/26/24 effectively rezoning the property.

The goal with working with these developers was to rezone areas for higher densities in areas of the city where such densities make sense, e.g. close to interstate and public transportation opportunities.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

On November 23, 2023, the Salem City Council approved a Development Agreement (DA) for the Three Bridges development project under the Master Planned Zone ordinance and accompanying zone change. This ordinance allows higher density consideration for the inclusion of amenities or development



features that the city believes goes beyond minimum development standards and serve more regional needs.

In the Three Bridges Development Agreement, the developers are vested in 113, 4,500 square foot lots and 155, 6,000 square foot lots.

On January 26, 2024, the Salem City Council approved a Development Agreement (DA) for the New Salem development project under the Master Planned Zone ordinance and accompanying zone change.

In the New Salem DA, the developers are vested in 18.9 acres of high density and 87.6 acres of ultra-high density housing. This translates to 153 single family units, 600 multi-family units, and 1,137 town home units or 1,870 total units with an average density of 11.06 units per acre.

A rezone is accomplished when there is an agreement under the Master Planned Zone and Development Agreement process. This area is on the west side of Salem and close to I-15 and proposed rail stations in Payson and Spanish Fork, so adding higher densities to the area certainly meets the city objective to rezone areas to meet Salem's moderate income housing goals.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

One barrier faced was public and elected official concerns about density, especially high-density housing. The public and elected officials have concerns about crowding, parking, aesthetics and problems such as increased crime. While certainly a barrier, the public and elected official push back on density did not prove fatal to the projects proposing such and actually provided a good exercise in compromise adding needed diversity to Salem.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This



question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Implementation of this strategy has added thousands of high-density housing options for people looking for such options in Salem. And as stated above, such housing options brings a more diverse group of people to the city - especially young people with families.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Last year Salem City was found compliant in its efforts with this strategy,



however, the city desires to develop better defined implementation plan with discernable milestones.

To remedy this, on July 17, 2024, the City Council approved an amendment to the Moderate Income Housing component of Salem’s General Plan by including an implementation plan and milestones for Salem Strategy 2.

3. What page in the submitted plan can this be found?

2

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality’s effort to implement the strategy.

Salem City worked diligently, meeting in private and public work meetings nearly monthly throughout the reporting period with the developers of New Salem, to rezone its properties for commercial / residential and mixed uses by using a development agreement and the master planned community zone ordinance.

The goal with working with New Salem was to rezone areas for higher densities and to include areas where commercial, residential and mixed uses can co-exist. New Salem is a great project for this because of its proximity to I-15 and public transportation opportunities and is a major step for Salem to provide more moderate income housing within the city.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

On January 26, 2024, the Salem City Council approved a Development Agreement (DA) for the New Salem development project under the Master Planned Zone ordinance and accompanying zone change.

In the New Salem DA, the developers are vested in 80.53 acres of commercial / residential and mixed uses. This translates to 1,890 single family, multi-family and townhome units amidst 80.53 acres of commercial with 12.31 acres of mixed use also vested.

Again, the approval of projects like New Salem adds considerable housing



choices in a mixed use setting which certainly helps Salem meet its goal to provide more moderate income housing within the city.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write “None.”

One barrier faced was public and elected official concerns about density and how much property be would be dedicated to commercial uses. While certainly a barrier, the public and elected official push back on mixed uses and did not prove fatal to the project. proposing such and actually provided a good exercise in compromise adding needed diversity to Salem. Also, Salem will also receive a much needed infusion of commercial and mixed-uses to add to the cities ability to grow its economy.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Implementation of this strategy has added thousands of high-density housing options for people looking for such options in Salem as well as much needed and desired commercial space.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Last year Salem City was found compliant in its efforts with this strategy, however, the city desires to develop better defined implementation plan with discernable milestones.

To remedy this, on July 17, 2024, the City Council approved an amendment to the Moderate Income Housing component of Salem's General Plan by including an implementation plan and milestones for Salem Strategy 3.

Salem City adopted an Accessory Dwelling Unit Ordinance on July 21, 2021. This ordinance permits internal ADU's within a primary dwelling in all residential zones and external ADU's in residential areas on lots greater than two (2) acres.



3. What page in the submitted plan can this be found?

3

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

There have been several, ongoing, on and off-record discussions involving staff and elected officials during the reporting period concerning code amendments that would increase opportunities for additional opportunities for ADUs in Salem. In the July 17, 2024, City Council meeting after the public hearing on the amendment of the Moderate Income Housing component of Salem's General Plan, the City Council expressed support for the encouragement of internal ADUs, but are more reluctant to increase opportunities for external ADUs. However, there was some discussion on reducing regulations (size of qualifying property) that prevent opportunities to permit external ADUs. Much like the concerns over density, there is a hesitancy to increase ADU opportunities in Salem.

Despite these discussions, Salem has yet to pass any changes modifying the 2021 ordinance.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

On October 23, 2023, a citizen requested a variance for an ADU (a tiny home) on a lot that that is under a half-acre (.50) - well short of the two (2) acre threshold required by the city for an ADU. The council rejected the application for the variance but committed to looking at what can be done to expand opportunities for ADUs.

Salem is proposing in its amended implementation plan and milestones public outreach to promote the use of ADUs in residential areas to increase its stock of moderate income housing. Furthermore, Salem is proposing to implement a plan for a new moderate income housing strategy by waiving impact fees for external ADUs, hopefully causing property owners an incentive to develop external ADUs on qualifying properties.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

A barrier to implementing this strategy is the public and elected official's concerns about a housing type not widely available in the city and generally misunderstood. One discernable concern with ADUs is the concern over parking. Another is the concern that additional residents in neighborhood houses will affect the look and feel of neighborhoods with increased traffic and possibly crime from what is considered a more transient population of residents.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

In Salem, there is starting to be some interest from developers to include in housing units with built-in ADUs. These projects align perfectly with Salem's ordinance and are encouraged when proposed.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

✓

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Last year Salem City was found compliant in its efforts with this strategy, however, the city desires to develop better defined implementation plan with discernable milestones.

To remedy this, on July 17, 2024, the City Council approved an amendment to the Moderate Income Housing component of Salem's General Plan by including an implementation plan and milestones for Salem Strategy 4.

3. What page in the submitted plan can this be found?

4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

On October 20, 2021, DR Horton signed a Development Agreement with Salem



City for Viridian Farms. As part of that Development Agreement, DR Horton committed to develop and build 55+ years old (Active Adult) villa housing in its Viridian Farms project. Since that signing and during the reporting period, Salem City has had informal conversations with representatives from DR Horton concerning plans to provide Active Adult housing in its project. During these discussions, DR Horton has maintained its commitment to provide 74.6 acres of what it calls Active Adult housing with a density of 6.1 units per acre. The 412 maximum units represents 9% of the DR Horton project. With that stated, this project will be one of the last phases to develop due to its location in the development and the challenge with roads and utilities. In early July, Viridian Farms submitted its first preliminary plats for a mix of town houses and single family residences along the major collector of 750 North. The Active Adult phase of the development is in the southwest corner of the development far from existing roads and utilities.

On June 5, 2024, Spire Development from Ohio presented a proposal for the Lone Pine Manor Independent Living for Seniors project in Salem. Spire Development specializes in medium-sized, high-quality, independent living communities for seniors across various states. They aim to build a three-story facility on land near Stokes grocery store within the Salem Fields development. The project, targeted at seniors aged 62 and up, includes amenities like a community room, fitness center, and raised garden beds, with rent starting at \$800 for one-bedroom units and \$1100 for two-bedroom units. Spire Development seeks support from the city, including potential considerations on impact fees, to facilitate financing through state-administered tax credits and other loans. Council members discussed concerns about emergency access and community benefits, affirming that the project aligns with zoning regulations and serves a public need for affordable senior housing.

On June 10, 2024, the city provided Spire Development with a letter of support for the project and conveyed a willingness to provide Spire with a \$5,000.00 short term loan that will allow it to seek state funding sources for its project.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe



the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

On March 8, 2024, the Arrowhead Springs development, sought and obtained a Second Amendment to its Development Agreement as a Master Planned Community. Much of what was amended in the agreement pertained to timing adjustments for a large regional park that the developer is required to build. Also included in the amendment was Arrowhead Springs' desire to remove all its 55+ years old housing plans and replace with conventional townhomes. Arrowhead Springs maintained to the city council that such housing is just not in high demand and is not profitable. As such, the 55+ year old housing was removed from Arrowhead Spring's development plan hurting Salem's ability to implement this strategy.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Obviously, market forces were the driving force behind the removal of planned 55+ year old housing from the Arrowhead Spring's Master Planned community. However, not all developers are shying completely away from such housing as demonstrated by DR Horton and Spire Development's commitment to pursue such housing.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?



(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Last year Salem was found to be deficient on this strategy for failure to include an implementation plan with discernable milestones.

The difficulty developing an implementation plan and correlating milestones has led the city to abandon implementation of this strategy going forward and will instead choose another strategy provided by Utah law.

To remedy this, on July 17, 2024, the City Council approved an amendment to the Moderate Income Housing component of its General Plan by including an implementation plan and milestones for Salem Strategy 5 - S. Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530, effectively replacing Strategy P.

3. What page in the submitted plan can this be found?

5



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The developer of Salem Village, a self-help moderate income housing project, submitted final site plans for city consideration on June 27, 2023. Salem Village is a 54 lot subdivision with lots ranging in size from 5,500 to 9,600 square feet in size. There has been no action on this project since then.

On January 19, 2024, at a Salem City Council work meeting discussing the yet to be approved New Salem project, staff requested on behalf of Salem Village that New Salem move and modify a planned road to lessen the traffic impact from a New Salem commercial area into the Salem Village residential area. This request was received favorably by New Salem and later incorporated into New Salem's Development Agreement for its master planned development approved by the Salem City Council on January 26, 2024. This change will allow Salem Village to keep a more residential feel by diverting traffic from a commercial area away from the subdivision.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The final site plans for Salem Village were approved by the Salem Planning Commission on January 12, 2024 and the Salem Development Review Committee (DRC) on January 19, 2024. The preliminary and final plats are pending.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

A barrier to implementing this strategy is the price of raw land in the area. It is



very difficult for such non-profit builders like Self-Help Homes to maintain and grow its presence in Salem due to the high land prices while competing with other for-profit

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

As stated above, the market forces have made it very difficult to find opportunities for non-profits such as Self-Help Homes to advance the mission of providing moderate income housing to a population that struggles to achieve home ownership in Salem.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Salt Lake city

Who is filling out this report?

Ruedigar Matthes

Policy & Program Manager

ruedigar.matthes@slcgov.com

385-415-4701

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

https://gis-slcgov.opendata.arcgis.com/datasets/f63b8401b87747828a55ae41ba73cc3f_5/explore?location=40.770616%2C-111.946288%2C11.66



When did the last zoning map or text amendment occur?

July 17, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

3,951

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

an approximate unit number is 15,000 units

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

All Single-Family Zoning Districts: 348 lots/parcels, 348 units Two-Family Zoning District : 25 lots/parcels, 50 units All Multi-Family Zoning Districts: 172 lots/parcels, approximately 1,300 units

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Barriers reported to the City have largely been financial constraints imposed by the private sector, including financing and interest rates, contractors going out of business, etc. Development costs and interest rates are both high, making it more difficult for certain projects to pencil.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The number of entitled units was derived from a list of all Planning petitions submitted since March 2021. We removed petitions that (1) weren't approved by Planning Commission (PC), (2) approved but never submitted permits within 1 year and didn't request an extension from the PC, and (3) those that submitted complete permit plans but a permit was never issued and their permit file had expired.

The number of units that could be built is a challenging number - one that we don't have a lot of confidence in. It was derived using the parcel data from Salt Lake County, with additional analysis from Salt Lake City. There are 413 vacant parcels that allow mixed-use development (i.e. are not strictly residential). It is impossible to calculate the exact number of residential units that could be built on each parcel for a few reasons, but primarily because many of these zones do not have prescribed density limits but instead limit development through



setbacks and height (and therefore, private developers can determine the density depending on the product that they are going to construct i.e. studios, 1 bedrooms, townhomes, etc.). Additionally, there are too many unknown variables for each property to accurately calculate a potential density. However, taking parcel square footage and maximum building height, with an average unit size of 1,500 SF, staff created a very rough estimate.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

99

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

5

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

Not tracked

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

Not tracked



Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Other

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Increased funding for permanently affordable housing, especially deeply affordable and transitional housing. Changes to State Code that would grant cities greater autonomy over implementing ordinances that meet their individual needs regarding short-term rental enforcement, rent caps, and inclusionary zoning policies.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

C

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an



investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Task 1: Increase funding for acquisition, rehabilitation, and development of affordable housing

Action Item 1: (2023) Convene working group to research options of increasing funding for affordable housing and develop recommendations

Action Item 2: (2024) Based on research, develop recommendations for increasing funding for affordable housing

Task 2: Incentivize the purchase and conversion of hotels, motels, and other buildings to deed-restricted deeply affordable and transitional housing

Action Item 1: (2024) Develop incentive and funding strategy, work with partners to determine priority sites

Action Item 2: (2024) Identify land-use barriers that may exist

Task 3: Adopt an adaptive reuse ordinance to facilitate the conversion of historic buildings into housing

Action Item 1: (2023) Draft ordinance and receive feedback from Planning Commission, City Council, and public

Action Item 2: (2024) Adopt Adaptive Reuse ordinance

3. What page in the submitted plan can this be found?

38

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Task 1:

- Convened a working group of City staff to begin researching different options for increasing funding for affordable housing based on strategies that have worked in other U.S. cities. The working group will be compiling these



suggestions into recommendations that will be presented to City leadership.

- Had the first City Council briefing on May 30, 2024, regarding increasing the annual registration fees applicable to boarded buildings. It is hoped that by substantially increasing these fees private property owners, particularly of boarded residential housing, will make the properties livable again.

Task 2:

- A part of the City's endorsed participation agreement with SEG, the operator of the Delta Center, starting on July 1, 2025, SEG will impose a fee on each ticket sold for events at the Delta Center. The amount of the ticket fee will be: a fee of \$1 per ticket if the ticket price is \$25 or less; a fee of \$2 per ticket if the ticket price is greater than \$25 but less than \$200; and a fee of \$3 per ticket if the ticket price is greater than \$200. This ticket fee is intended to be spent on family-sized and affordable housing and other public benefit initiatives as determined by the City. This participation agreement was endorsed by the Salt Lake City Council in July 2024, but is pending review by the legislature's Revitalization Zone Committee.

- The City released an RFP and selected a development team to redevelop the nine-story Northwest Pipeline Building located at the northeast corner of 200 South and 300 East as affordable and family-sized housing, using a long-term lease structure that will preserve a historic building and convert it to housing.

Task 3:

- Planning staff drafted an adaptive reuse ordinance that was adopted by City Council on July 2, 2024. The ordinance provides land-use incentives for repurposing, rather than demolishing, old buildings, including greater flexibility to turn institutional buildings into multi-family housing.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

1. The Adaptive Reuse Ordinance, adopted on July 2, 2024, promotes housing production through the following key measures:

a. Use Incentive/Adaptive Reuse: Allows qualifying existing buildings to be converted into residential units, even in zoning districts where multi-family use is not permitted. Qualifying buildings include individually listed historic buildings,



former churches, schools, hospitals, and similar institutional structures.

b. Zoning Flexibility/Modifications: Development projects that preserve buildings that are at least 50 years old are eligible for various zoning incentives. These incentives include waived lot size/area requirements (density), parking reductions, and additional building height ranging from 1 to 3 stories, depending on the specific zoning district. These incentives are applicable to both the existing building and new construction on the same development site.

Note: the City approves spot zoning and planned development requests throughout the year that allow for increased density. These are not outlined in the plan because they are difficult to anticipate. Instead, our plan focuses on major zoning map amendments and other large-scale land-use changes.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

1. Availability of funding is a barrier. The City does not have significant property that it can sell or repurpose into affordable housing. The cost of land is prohibitive to City acquisition efforts. The City cannot raise new sources of revenue (taxes, fees, etc.) to pay for housing development. Private developers are unwilling to build this type of housing given the profitability returns of market rate housing. Cost of materials and labor is increasing.

2. Staff time is needed to implement existing programs/services so finding additional time to implementing the first action item under this strategy is a barrier.

3. Staff time is needed to implement existing programs/services so finding additional time to implement the second action item under this strategy is a barrier.

7. Describe the changes observed and any other market responses identified



as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The ordinance was adopted on July 2, 2024. No properties have submitted applications under the ordinance. However, Planning staff have reported that there is some serious interest in utilizing the incentives in the ordinance already.

8. Links to supporting documentation (Optional)

[https://www.slcdocs.com/Planning/Online%20Open%20Houses/2023/04_2023/PLNPCM2023-00155/Adaptive%20Reuse%20Building%20Preservation%20Incentives_Opt%202%20\(final\)v2.pdf](https://www.slcdocs.com/Planning/Online%20Open%20Houses/2023/04_2023/PLNPCM2023-00155/Adaptive%20Reuse%20Building%20Preservation%20Incentives_Opt%202%20(final)v2.pdf)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Task 1: Adopt revised Accessory Dwelling Unit (ADU) ordinance to make the development of ADUs easier and more widespread throughout the city

Action Item 1: (2023) Adopt ordinance

Action Item 2: (2024 ongoing) Monitor response to ordinance adoption through annual reporting on number of Accessory Dwelling Units created

Task 2: Make it easier to build tiny homes as a form of deeply affordable/transitional housing through zoning, funding, and streamlined plan and design review

Action Item 1: (2023) Support legislation to adopt ICC/MBI building standards for modular construction in the 2024 general legislative session.

Action Item 2: (2024) Convene a working group to research best practices, determine land use and building code barriers, and explore options for geographic equity.

Task 3: Develop a library of pre-approved Accessory Dwelling Unit plans that residents can access

Action Item 1: (2023) Convene a working group to research best practices and develop implementation framework

Action Item 2: (2024) Develop and publish library of pre-approved building plans for Accessory Dwelling Units and host on City website

Task 4: Facilitate the completion of phase one of The Other Side Village pilot program

Action Item 1: (2024) Phase one of The Other Side Village project complete with residents living in tiny homes

Task 5: Incentivize deed-restricted affordable Accessory Dwelling Units across the city with a focus on areas of high opportunity

Action Item 1: (2023) Update map of areas of high opportunity

Action Item 2: (2024) Convene a working group to research best practices for incentivizing deed-restrictions on ADUs



3. What page in the submitted plan can this be found?

38-40

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Task 1:

- ADU ordinance was adopted in 2023 (reported on annual plan submitted in 2023). ADU market responses provided in report under the ADU section.

Task 2:

- The City supported the adoption of ICC/MBI building standards for modular construction. The State legislature adopted these standards in the 2024 General Session. A working group has not yet been established. It is anticipated that the working group will convene the second half of 2024.

Task 3:

- A library of pre-approved ADU plans is now live on the City's page. This page was launched in fall 2023, a few months ahead of schedule.

Task 4:

- Progress is being made to get The Other Side Village live. A groundbreaking for the community services center was held on July 9, 2024. The site has entered into the Voluntary Cleanup Plan program and has an approved Remedial Action Plan. Materials and labor shortages have slowed the project's operators in opening the village. The City and the operator are in the process of negotiation an additional lease to allow the Village to expand.

Task 5:

- A map of high opportunity areas has been updated and was presented to the Redevelopment Agency Board on November 14, 2023. A working group has not yet been convened. It is anticipated that this will occur in the second half of 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

No additional land-use regulations have been implemented since the adoption of the ADU ordinance updates - ADUs, pursuant to that ordinance, can be built by right, so no additional land use decisions are necessary to implement the proliferation of ADUs.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Task 2.2: Tiny Home Working Group. Staff time and workloads are the only barrier to getting a working group put together. Barriers to developing tiny homes for housing include availability of City-owned land, lack of clarity from the State on what land may be available for tiny home development, cost of land for acquisitions, contamination on certain sites that must be remediated first.

Task 4.1: The Other Side Village. The site is incredibly complex. Remediation of a former landfill takes time, and there have been issues finding enough fill dirt that meets cleanliness standards. It is unclear yet the impact the materials challenges will have on the timeline.

Task 5.2: ADU High Opportunity Areas. Staff time and workloads are the only barrier to getting a working group put together.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

1. We have seen an increase in the number of ADUs in the City since the



updated ordinance went into effect. There has been little traffic on the pre-approved library site. No other market responses.

8. Links to supporting documentation (Optional)

<https://maps.slcgov.com/portal/home/webmap/viewer.html?webmap=51138c163f2b482abe839616a6e695f3>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Task 1: Continue increasing density limits in areas next to or near major transit investment corridors, commercial centers, or employment centers and where high density development is compatible with adjacent land uses

Action Item 1: (2023) Adopt zoning or land use ordinance to increase density



limits in the Ballpark neighborhood of the city

Action Item 2: (2024) Monitor response to increased density in the Ballpark neighborhood through annual reporting on number of new permits, number of units created, etc. (ongoing)

3. What page in the submitted plan can this be found?

40

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Task 1:

- Planning staff drafted a zoning map amendment for the Ballpark Station Area Rezone and it was adopted by the City Council on May 21, 2024. A revised version of the ordinance that included the creation of the MU-8 Form Based Mixed Use District, which increases density, was adopted on July 2. Once the ordinance is published it will be effective.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

1. The ordinances rezone properties within the Ballpark Station Area Plan to align with the goals, policies, future land use recommendations, and community vision established in the plan to a variety of zoning districts. The ordinances also establish a new zone, the MU-8 Form Based Mixed Use 8 District. The MU-8 zone is a high-density, form-based, mixed-use district which allows buildings up to eight stories in height and a mix of residential, office, institutional, community, open space, commercial, and retail service uses.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier,



and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None yet.

8. Links to supporting documentation (Optional)

https://www.slcdocs.com/Planning/Projects/Ballpark%20Station%20Area%20Plan%20-%20Rezone/Proposed%20Zoning%20Map%20Amendments%2010_11_23.jpg, <https://webdme.slcgov.com/AdoptedLegislation/DocView.aspx?id=6484090&dbid=0&repo=SLC>,

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Task 1: Increase building height limits in compatible areas of the city

Action Item 1: (2023) Work with Planning Commission, City Council, and public on the adoption of building height ordinance Adopt building height ordinance

Action Item 2: (2024) Monitor response to increased building height limits ordinance through annual reporting on number of properties using ordinance, number of units created, etc. (ongoing)

3. What page in the submitted plan can this be found?

40

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Task 1:

- Planning staff drafted and City Council adopted ordinance that increased building heights throughout certain areas of the City. This action supports additional density, making projects overall more economical to develop, and hopefully, more economical to buy or rent.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Ordinance adopted on June 6, 2023. The ordinance allows for increased building height as of right in certain areas while also making changes to build with human-scale design and pedestrian-oriented elements. The allowable height increases vary by zoning district.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Monitoring is a challenge because this zoning change allowed for increased height as of right, meaning that City staff have no way of tracking how this is utilized. If design review is needed, there is a mechanism to track, but this still poses a challenge.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

While increased height can increase density, certain market realities make building heights above around 90 feet uneconomical (due to the change in construction type). Therefore, even buildings that could be built to a greater height, are not necessarily electing to do so.

Also, while the additional density can allow a project to "pencil" there is no guarantee that the City can enforce that the economic benefits go to the



residents of the project through lower condo unit costs or rental rates. Instead, it seems like these financial gains get eaten up by ever-increasing construction costs, land costs, and developer profits.

Monitoring is difficult because this change is meant to increase building heights as of right. It is likely that we will see higher building heights in the areas where they are permitted as time goes on.

8. Links to supporting documentation (Optional)

<https://webdme.slcgov.com/AdoptedLegislation/DocView.aspx?id=5296623&dbid=0&repo=SLC>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

Task 1: Implement parking reduction ordinance

Action Item 1: (2023 ongoing) Monitor response to reduced parking requirements ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc.

3. What page in the submitted plan can this be found?

42

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Task 1:

- This action involves an ordinance adopted under a previous plan. The City has a difficult time tracking the response to this land-use change because it made parking reductions as of right, meaning that properties do not have to enter into the planning process and building permits do not typically identify the number of parking spaces and instead merely identify paving work. Anecdotally, there are more buildings being built with fewer parking spaces, but we do not have hard numbers. As a further anecdote, the City has heard from various development partners that the cost of garages are increasing overall development costs. By significantly reducing the amount of parking required, the City understands that parking minimums have been eliminated as a barrier to development in the City.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No new land use regulations/decisions were made during this time.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.



Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The only barriers are in the monitoring of how this ordinance is impacting development. Since this ordinance increased as of right parking reductions (among other things), these no longer enter the City's planning process, making them difficult to track.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since this ordinance increased as of right parking reductions (among other things), these no longer enter the City's planning process, making them difficult to track. Additionally, isolating the impacts of this ordinance from all the other changes the City has made over the past few years (some of which are reported herein) is difficult. In combination with other zoning changes and economic factors, Salt Lake City is seeing a significant amount of multifamily housing development.

8. Links to supporting documentation (Optional)

<https://webdme.slcgov.com/AdoptedLegislation/DocView.aspx?id=4775880&dbid=0&repo=SLC>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

I

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Task 1: Implement shared housing ordinance that allows for single room occupancy developments

Action Item 1: (2022) Adopted under previous Housing Plan

Action Item 2: (2023 ongoing) Monitor response to shared housing ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc.

3. What page in the submitted plan can this be found?

42

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Task 1:



- This action involves an ordinance adopted under a previous plan. The City has a difficult time tracking the response to this land-use change because it made shared housing development as of right in certain areas of the City, meaning that properties do not have to enter into the planning process.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No new land use regulations/decisions were made during this time.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The only barriers are in the monitoring of how this ordinance is impacting development. Since this ordinance makes shared housing as of right in certain areas of the city, these no longer enter the City's planning process, making them difficult to track. Additionally, isolating the impacts of this ordinance from all the other changes the City has made over the past few years (some of which are reported herein) is difficult. In combination with other zoning changes and economic factors, Salt Lake City is seeing a significant amount of multifamily housing development.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

As market rents respond to the increasing supply of housing, the City is hopeful



that such shared housing developments will move in a more affordable direction.

8. Links to supporting documentation (Optional)

<https://webdme.slcgov.com/AdoptedLegislation/DocView.aspx?id=4788281&dbid=0&repo=SLC>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 7

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

J

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Task 1: Adopt and implement the Affordable Housing Incentives Ordinance

Action Item 1: (2023) Work with Planning Commission, City Council, and public on



Affordable Housing Incentives Ordinance

Action Item 2: (2024) Adopt Affordable Housing Incentives Ordinance

3. What page in the submitted plan can this be found?

42

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Task 1:

- The Affordable Housing Incentives ordinance was adopted on December 5, 2023, and went into effect on April 30, 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Affordable Housing Incentives ordinance was adopted in 2023. This ordinance seeks to incentivize developers to include affordable homes in their projects. Qualifying projects may receive incentives, such as adding height, increasing number of units, r

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

While the ordinance was initially delayed due to concerns about the potential



for displacement, Planning staff worked closely with key stakeholder groups to alleviate concerns and ensure that the incentives were in-line with desired outcomes. This slowed the process, but the ordinance was still adopted slightly ahead of a revised schedule.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

While adopted in 2023, the ordinance went into effect on April 30, 2024. Since then, there have been no formal applications. However, there have been pre-submittal meetings between interested development teams and planning staff each week since the incentives took effect.

8. Links to supporting documentation (Optional)

<https://webdme.slcgov.com/AdoptedLegislation/DocView.aspx?id=5846991&dbid=0&repo=SLC&cr=1>, <https://www.slc.gov/planning/2024/04/25/ahi-guide/>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 8

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

K



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Task 1: Support projects that allow tenants to build wealth and/ or gain equity in their building based on tenure

Action Item 1: (2023) Convene working group to research best practices for tenant wealth and equity building programs

Action Item 1: (2024) D

3. What page in the submitted plan can this be found?

42

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Task 1:

- A Tenant Equity Working Group was not yet established. It is anticipated that this will be established in the second half of 2024.

- Under a previous plan, the City Council allocated \$10 million to the Perpetual Housing Fund to develop a new t

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use regulations or decisions were made regarding this strategy.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Circumstances outside the City's control resulted in one project falling through. This is due, in part, to a lack of qualified affordable housing developers, which means that projects are not always adequately managed in the due diligence and financing ph

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The units developed to-date are functionally full, helping at least 192 individuals transition out of homelessness into non-congregate shelter / transitional housing situations. All of the 192 units are required to be made available for homeless and chron

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 9

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Task 1: Continue to reduce and waive impact fees on eligible projects as allowed by Salt Lake City Code Chapter 18.98

Action Item 1: (2023 ongoing) Continue to reduce and waive impact fees on eligible affordable housing developments when such waivers and

3. What page in the submitted plan can this be found?

44

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Task 1:

- Each year the City waives impact fees for projects that meet the requirements outlined in Salt Lake City Code Chapter 18.98. During the specified time period, the City waived impact fees in the amount of \$1,698,504.57. The



projects will create

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The impact is in savings of at least \$1,698,504.57 to affordable housing development partners and the waivers are supporting the development of 504 units of affordable housing.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)

Yes

Strategy 10

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

M

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Task 1: Continue to manage and expand City's Community Land Trust (CLT) program

Action Item 1: (2023) Convene working group to develop City's CLT strategy, including identifying priority sites for acquisition and potential funding sources

Action Item 2:

3. What page in the submitted plan can this be found?

44

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

Task 1:

- Community Land Trust program policies for how to expand the CLT program have been drafted and submitted to the City Council. These will be presented to the City Council in August 2024.

- Additionally, the City is preparing a Request for Qualifi

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Staff time has posed the largest barrier, but availability of funding for acquisition of properties to add to the Community Land Trust is also a barrier.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

These action items are in their early stages with no programs having been launched. Because of that, there has been no market response.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 11

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Task 1: Continue to partner with entities that apply for state and/or federal funds to preserve and create low to moderate income housing through annual funding opportunities, including opportunities for home repairs, accessibility improvements, and other

3. What page in the submitted plan can this be found?

46



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Task 1:

- Committed \$3,150,547 of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funding for the repair and maintenance of existing affordable housing and allocated \$1,501,608 of HOME-ARP and \$758,009 in HO

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The funding has been allocated in the budget and will be put toward programs



in FY24-25.

The funding utilized in this strategy primarily focuses on individuals that “the market” typically does not build or account for and is, therefore, meant to insulate

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing “No”.
Please make sure you have entered all information up to this point.)
Yes

Strategy 12

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality’s implementation plan.

Task 1: Continue to release housing funds through Redevelopment Agency of Salt Lake City (RDA) Notices of Funding Availability (NOFA) for development or acquisition of moderate income housing



Action Item 1: (2023 ongoing) Continue to release housing fund

3. What page in the submitted plan can this be found?

46-48

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality’s effort to implement the strategy.

Task 1:

- A Notice of Funding Availability (NOFA) was issued by the RDA on November 17, 2023. On March 19, 2024, funds from the NOFA were released to 14 projects, which will include 1,540 units of affordable housing, 264 units of family-sized housing, and

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write “None.”

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the



county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

This funding was able to provide gap financing for 14 different projects that will create over 1,500 units of affordable housing in the next few years. While none of the housing is completed yet, this will have resounding implications for residents.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 13

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

Q

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

Task 1: Establish at least one housing and transit reinvestment zone (HTRZ) in the city

Action Item 1: (2023) Redevelopment Agency to engage in conversations with interested parties

Action Item 2: (2024) Work through details and application to establish

3. What page in the submitted plan can this be found?

48

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Task 1:

- The RDA has been working with an interested party in establishing an HTRZ. Agreements are still being finalized with participating entities, but it is anticipated that details will be figured out soon. The City is still on track to have an HTRZ

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

Negotiations with other taxing entities take time, but things are still on track

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The HTRZ has not been established, so there is nothing for the market to respond to yet.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 14

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

U

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes



the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Task 1: As part of \$6 million in grant funding awarded in 2022, Switchpoint was awarded funds to develop a deeply affordable housing project for seniors

Action Item 1: (2023) Begin and complete project

Action Item 2: (2024 ongoing) Report on number of i

3. What page in the submitted plan can this be found?

48

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Task 1:

- The Switchpoint project was constructed and opened in 2023. The project includes 94 units of housing affordable at 40% AMI. All units are reserved for senior individuals who have experienced homelessness or veterans living on fixed incomes. The

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None during this time period.

However, on April 5, 2022, the Council voted to approve a request from Mayor Mendenhall to remove 2333 West North Temple from the Airport Flight Path Protection Influence Zone A. The purpose of this influence zone is to pro

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in



describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

At least 94 seniors have been transitioned out of homelessness through this housing development.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 15

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

V

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting



period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Task 1: Certify all Station Area Plans (SAPs) within the city, as required by State Code Section 10-9a-403.1

Action Item 1: (2023) Planning staff work to ensure all existing SAPs are certified according to Utah State Code

Action Item 2: (2024) Planning staff work with Planning Commission, City Council, and the public to develop new SAPs for station areas where such SAPs are needed

3. What page in the submitted plan can this be found?

50

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Task 1:

- Planning staff worked to ensure that all existing SAPs are certified according to State Code and received a letter from WFRC on January 25, 2024 stating that 13 SAPs have been certified. This meets the State Code requirement that at least four SAPs be certified by 2025. Staff continue to work on developing new SAPs for the additional station areas that need them.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

13 Station Area Plans (SAPs) certified, allowing the City to be compliant with State code.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

All 13 SAPs had previously been adopted. Certifying them helps us meet State Code requirements but does not have an impact on the market. As new SAPs are adopted, more market response will likely be seen.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
WFRC Certification SLC 13 Downtown Stations.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 16

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

W

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Task 1: Adopt and implement the Affordable Housing Incentives Ordinance

Action Item 1: (2023) Work with Planning Commission, City Council, and public on Affordable Housing Incentives Ordinance

Action Item 2: (2024) Adopt Affordable Housing Incentives Ordinance

3. What page in the submitted plan can this be found?

50

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Task 1:

- The Affordable Housing Incentives ordinance was adopted on December 5, 2023, and went into effect on April 30, 2024.

5. Describe each land use regulation or land use decision made between August



1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Affordable Housing Incentives ordinance was adopted in 2023. This ordinance seeks to incentivize developers to include affordable homes in their projects. Qualifying projects may receive incentives, such as adding height, increasing number of units, reduced parking requirements, streamlined planning process, and the ability to construct small scale, multi-family housing in single-family and two-family zoned districts. The incentives vary based on the zoning district in which the development is proposed, and the affordability requirements also vary.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

While the ordinance was initially delayed due to concerns about the potential for displacement, Planning staff worked closely with key stakeholder groups to alleviate concerns and ensure that the incentives were in-line with desired outcomes. This slowed the process, but the ordinance was still adopted slightly ahead of a revised schedule.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

While the ordinance was initially delayed due to concerns about the potential for displacement, Planning staff worked closely with key stakeholder groups to alleviate concerns and ensure that the incentives were in-line with desired outcomes. This slowed the process, but the ordinance was still adopted slightly



ahead of a revised schedule.

8. Links to supporting documentation (Optional)

<https://webdme.slcgov.com/AdoptedLegislation/DocView.aspx?id=5846991&dbid=0&repo=SLC&cr=1>, <https://www.slc.gov/planning/2024/04/25/ahi-guide/>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 17

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

X

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Task 1: Develop electric car-share and/or e-bike -share pilot program(s) co-located with affordable housing



Action Item 1: (2023) Convene working group to research best practices, apply for grant fundings, and reach out to potential partners

Action Item 2: (2024) Formalize partnerships, begin developing parameters for pilot program; re-apply for grant funding if not awarded

Task 2: Host regular tenant education events

Action Item 1: (2023) Convene partners and host first events; develop schedule

Action Item 2: (2024 ongoing) Based on schedule established by partners, host regular education events, potentially quarterly

Task 3: Provide funding for programs and/or initiatives that build wealth and/or provide equity sharing opportunities for residents

Action Item 1: (2023) Funding committed; partner selected

Action Item 2: (2024) Construction on pilot project begins

Task 4: Develop a Relocation Assistance Fund for Tenants to help those impacted by new development find and afford living situations that meet their needs

Action Item 1: (2023) Develop the program and establish the relocation assistance fund

Action Item 2: (2024) Select a community partner to administer the program and launch assistance program

Task 5: Adopt a Displaced Tenants Preference Policy so that lower income tenants displaced due to new development or rising rents are given priority for moving into deed-restricted units created on the site or within the area from which they were displaced

Action Item 1: (2023) Establish a working group of City staff and key partners

Action Item 2: (2024) Draft policy and conduct public review and policy adoption

Task 6: Adopt a Community Benefit Policy to prioritize the preservation or replacement of affordable housing as a condition of approval for changes to zoning and master plans

Action Item 1: (2023) Draft Community Benefit Policy that includes considerations for affordable housing and physically accessible housing, among other benefits

Action Item 2: (2024) Work with public, Planning Commission, and City Council to receive input and adopt policy



Task 7: Improve and expand tenant resources, access to legal services, and landlord training to better meet the level of need and protect tenant rights

Action Item 1: (2023) Increase awareness of funding and innovate on service delivery, including how legal services are provided

Action Item 2: (2024) Make changes to the Landlord Tenant Initiative to better meet needs of tenants while continuing to serve and educate landlords

Task 8: Define indicators to track displacement and develop systems to track progress to better know where and how the City's anti-displacement policies and actions are working

Action Item 1: (2023) Refine list of displacement indicators to track and report on

Action Item 2: (2024) Develop manageable systems for collecting needed data and develop a public-facing dashboard to report data at least annually

Task 9: Form a City Implementation Team to oversee and coordinate implementation of the actions in this plan and the priority actions in the Thriving in Place strategy, monitor progress, engage partners, and identify needed updates and next steps

Action Item 1: (2023) Form Implementation Team and develop a team charter for initial two years

Action Item 2: (2024) Meet regularly to track progress, develop policies and programs, and monitor needs

Task 10: Convene a Regional Anti-Displacement Coalition to provide an ongoing platform for cross agency and cross-sector discussion and collaboration on priority actions, tracking of progress, collective problem solving, and responding to emerging issues and challenges

Action Item 1: (2023) Convene Anti-Displacement Coalition and establish regular meeting schedule Action Item 2: (2024) Meet regularly to discuss priorities, strategies, and monitor progress

Task 11: Continue supporting and expand funding for homeless street outreach programs that connect individuals experiencing homelessness with critical resources and housing

Action Item 1: (2023 ongoing) Monitor metrics associated with street outreach programs, such as number of residents served, number of residents connected with shelter resources, number of residents connected with housing resources, etc.

Action Item 2: (2024) Based on metrics, increase funding for street outreach programs



Task 12: Convene a physical accessibility working group of internal and external stakeholders.

Action Item 1: (2023) Convene a working group of internal and external stakeholders and establish regular meeting schedule

Action Item 2: (2024) Research best practices and develop strategy for increasing units that meet universal design and visitability standards

Task 13: Continue to use federal funding for home repair and modification programs that increase accessibility and allow individuals to age in place

Action Item 1: (2023 ongoing) Continue to use federal funding for home repair and modification programs that increase accessibility and allow individuals to age in place

3. What page in the submitted plan can this be found?

50-56

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Task 1:

- In 2023 the City applied for grant funding to seed an electric car / ebike share program collocated with affordable housing. We were not awarded that grant and need to reconvene to determine how/whether we should proceed.

Task 2:

- The City and other resource and service providers host quarterly Renter Resource Fairs. These fairs bring together housing and housing adjacent service providers to help people lower their cost of living generally while meeting their housing needs specifically. Over the first four meetings, these resource fairs served at least 157 people.

Task 3:

- The City awarded \$10 million to the Perpetual Housing Fund for the development of housing that provides tenants with wealth-building opportunities. Construction has begun on a pilot project.



Task 4:

- The City Council allocated \$180,000 to seed a relocation assistance fund to help displaced renters in the FY 23-24 budget. A service provider has been competitively selected and awarded with service provision anticipated in Q3 2024.

Task 5:

- City staff are still researching how to best structure a displaced tenant preference policy, taking lessons learned from elsewhere into consideration. For projects that would be triggered under the Community Benefits Policy (see Strategy X, item 5 herein), however, there is a right to return policy for tenants displaced through demolition or substantial renovation. The community benefits policy is triggered when there are requested zoning map or general plan amendments.

Task 6:

- The City Council adopted the city's first-ever Community Benefits Policy on March 5, 2024. This policy gives the City Council the power to request certain public benefits on any development that requests a general plan or zoning map amendment. Additionally, the policy requires that developers help tenants that are being displaced relocate to new housing and offers tenants who are displaced the right to return (at similar bedroom count and rents) once the new development is finished, amongst other things.

Task 7:

- Through our quarterly renter resource fairs, we are doing better at expanding access to services and resources. Additionally, in the FY 23-24 budget, City Council allocated \$92,000 to establish a tenant resource center and navigation service. A service provider has been competitively selected to administer the navigation services and the City is building a digital tenant resource center. It is anticipated that this will go live in Q3 2024.

Task 8:

- The City has a list of indicators that it would like to use to track housing stability and displacement; however, we have not had the bandwidth to collect, analyze, and report on this yet. We will be hiring additional help to develop a regular reporting mechanism to inform policy and to enhance transparency.

Task 9:

- An implementation team has been established and meets regularly.

Task 10:



- Work has not yet begun on convening a regional anti-displacement coalition.

Task 11:

- The City allocated \$1,691,688 to street outreach during the past fiscal year. The funds go toward the downtown ambassador program as well as encampment outreach programs that help meet people meet their basic needs and connect with necessary resources. In addition to these street outreach programs, the City also hosts monthly outreach events to connect individuals with necessary resources, including employment opportunities, health services, pet services, mental health services, and shelter. These events served over 600 people in the past year. The City also partners with the courts on Kayak Courts, to help unhoused resolve legal cases and access legal services.

Task 12:

- A Physical Accessibility working group of key stakeholders and City staff has been established and meets regularly. The work group is determining its plan of action.

Task 13:

- Each year, the City awards recipients with funding to help retrofit and repair housing units. In the past year, the City committed \$1,776,547 community organizations to administer these funds, which help individuals and households remain in their homes as well as adapt their homes to meet their needs.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City adopted the Community Benefit and Tenant Displacement Amendments ordinance on March 5, 2024. The ordinance imposes certain requirements on projects that are seeking a zoning or general plan amendment. Applicants seeking these amendments will be required to replace the demolished housing unit and either restrict the rental rate or pay the City for the loss of affordable housing and provide additional community benefits, that may include affordable housing, open space, community retail/services, etc. This ordinance helps the City recapture some of the value it gives the developer when it approves a rezone for increased density and helps protect tenants and neighborhoods from rising rents. This allows existing tenants to benefit from the new developments that occur in their neighborhood.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Staff time and funding have been the biggest barriers. In Housing SLC, the City has chosen to undertake 18 different strategies with 44 unique action items, each of which have sub-actions. Limited staff and funding mean that decisions on prioritization need to be made, and sometimes that leads to things falling behind schedule.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Much of what was reported is just getting off the ground. We are excited for the impacts that these efforts will have on the community, especially the renter households that we are seeking to serve through the action items in this strategy. We anticipate having more outcomes to report on next year during our annual report.

8. Links to supporting documentation (Optional)

<https://webdme.slcgov.com/AdoptedLegislation/DocView.aspx?id=6207310&dbid=0&repo=SLC>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?



(You will not be able to enter more information or go back after choosing “No”.
Please make sure you have entered all information up to this point.)
No



If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the “Next” button at the bottom of the form will submit your report.



Salt Lake County

Who is filling out this report?

Morgan Julian

Long Range Planner II

MoJulian@msd.utah.gov

385-377-3765

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://gis-opendata-gslmsd.hub.arcgis.com/datasets/gslmsd::msd-zoning/explore?location=40.666991%2C-111.907350%2C10.03>



When did the last zoning map or text amendment occur?

June 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

586

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

368

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

365

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

A lot of the land left in the Unincorporated Areas of Salt Lake County is located in the Canyons (Millcreek, Big Cottonwood, Little Cottonwood, High Country). These areas have building constraints which include steep slopes, flood plain areas, limited water rights, and lack of road access (or restricted access through federal land). Because of these conditions, few entitled lots within Unincorporated Salt Lake County are truly buildable.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The County does not currently track will-serve letters for entitled units that have not pulled a building permit. For the purpose of the above calculations, we have assumed that all properties within the valley could obtain will-serve letters. Properties within the canyons, where water rights are severely limited, are not included in the number provided.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your



ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

2

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

2 ADUs have received land use approval but have not yet been issued building permits. Some applicants were waiting for the County to amend its ordinances before moving forward with the application. Amendments to reduce regulatory barriers to ADU developme

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?

(Select all that apply)

Model ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting



Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Salt Lake County appreciates the efforts of the State to facilitate, and the opportunity to partner in, the construction and preservation of additional moderate-income housing. Planning staff would benefit from learning how other municipalities and counties are tracking and reporting on permitting and entitlement data for residential units. The State may be able to play a key role in connecting stakeholders and assembling methodologies. In addition, the County's research on barriers to ADU development revealed that construction cost is a significant factor in discouraging eligible property owners from adding ADUs to their property. There may be an opportunity for the State to launch a department and fund for financing ADU construction through grants or low-interest loans, geared toward individual homeowners. This would allow counties and municipalities to continue using limited HUD funding toward affordable housing preservation efforts (such as the Green and Healthy Homes, and Lead Safe programs).

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:



i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

1B. Identify and apply for funding sources as needed to implement digital infrastructure projects to support resident telecommuting. (Q4 2023)

2A. Work with SLCo Public Works to obtain an updated sidewalk inventory for the Unincorporated Area. (Annual)

2B. Identify and apply for funding sources to implement needed sidewalk and active transportation improvement projects. (Annual)

3. What page in the submitted plan can this be found?

38

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Salt Lake County took several actions in the past year to invest in transportation and digital infrastructure to support moderate income housing and housing stability.

During the reporting period, progress was made on four active transportation projects in urban Unincorporated Areas. Active transportation projects included the placement of new sidewalks in areas intentionally selected in order to complete the transportation network and bolster Safe Routes to School. For example, the County began the design phase for new sidewalk and crosswalks adjacent to Peruvian Hills Elementary School. The transportation projects underway this year directly relate to the Unincorporated Areas' sidewalk inventory which was completed in a previous reporting year and continues to be maintained. The inventory revealed critical gaps in sidewalk connecting key destinations. Investment in active transportation is an important way to reduce household costs, freeing up income that could instead be used toward housing. Active transportation also allows County residents to age in place by reducing reliance on personal automobiles, enabling them to stay in residences that they



already own outright or that are affordable to them.

In the 2023-2024 reporting year, Salt Lake County also continued to invest in digital infrastructure in order to increase resident access to opportunity (including economic opportunity). Unincorporated Salt Lake County features several home businesses and other employment opportunities that rely on Internet access. Expanding access to digital infrastructure can bolster resident income, improving the amount of housing that is "affordable" to that resident / household. This year, the County continued to administer a \$169,716 grant from the Federal Communications Commission (FCC). This grant was used to hire a time-limited employee to aid in getting residents enrolled in the Affordable Connectivity Program (ACP). The ACP reduces qualifying household Internet bills by \$30 per month (or \$75 per month for qualifying households on Tribal Lands). This action directly reduces household spending, allowing for income to be allocated elsewhere (toward resident utilities or housing costs).

In Q3-Q4 2024 County staff also investigated the possibility of participating in a device refurbishment program, which would repurpose old County devices for re-use by low-income households, disadvantaged youth, and other populations with limited device access. Discussions with the County IT team revealed that participating in pre-existing device refurbishment programs (through SpyHop, for example) created challenges for protecting data and maintaining security. Staff, with the support of County leadership, continues to explore other options for refurbishing devices.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

A land use decision has not been made related to infrastructure investments. Capital projects for each year are identified through the budgeting process with Salt Lake County and the Greater Salt Lake Municipal Services District.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

Funding for capital projects is always limited. Unincorporated Salt Lake County pools its revenue with six other Towns and Cities in order to pay for essential services. Every year, these communities compete for a limited capital budget. It is ultimately the MSD Board of Trustees that decides how funds get allocated. Planners and engineers try to supplement the limited budget with grant dollars, but project completion is always dependent on funding being available.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No changes have been observed as a result of this strategy. Investment in active transportation and digital infrastructure is a long-term approach, that may not yield results for several years. Over time, staff would rely on Census data on the Year Householder Moved into Unit and Esri data on the percentage of annual household budget spent on transportation in order to assess strategy success.

8. Links to supporting documentation (Optional)

https://services5.arcgis.com/vAN1UOB7DAkflV82/arcgis/rest/services/InfrastructureProjects_allfundedprojects_c59a74b4459e4dca892f026c8e1fdc60/FeatureServer

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

1A. Conduct research with residents to understand what barriers to constructing ADUs exist. (Q3 2023)

1B. Staff study case studies related to the top (ADU) barriers identified in 1A. (Q1 2024)

1C. Staff presents findings to SLCo Council and seeks direction on policies, programs, and projects to address (ADU) barriers. (Q2 2024)

3. What page in the submitted plan can this be found?

39

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

During Q3 and Q4 of 2023, staff administered a survey for Unincorporated residents regarding barriers to ADU construction. The response rate on the survey was limited from unincorporated residents (but better when combined with responses from other MSD member residents), despite many attempts to market the survey (social media, newsletters, library flyers, etc.). Planning staff supplemented the survey results with a literature review of barriers related to ADU construction and presented findings to the Salt Lake County Council in March 2024. As a part of the presentation, staff made several recommendations for reducing household barriers to ADU development.

One planning staff recommendation was that the Council authorize staff to



draft amendments to the existing County ADU Ordinance. In Q2 2024, planning staff brought drafted text amendments through the adoption process, which included public hearings at the Salt Lake County Planning Commission and Mountainous Planning District Commission April Meetings. In May, staff returned to the County Council, who ultimately adopted the recommended amendments. Amendments included reduced lot size standards for detached ADUs, reduced setback standards for ADUs constructed within existing detached structures, new provisions allowing ADUs in front yards under certain conditions, and reduced off-street parking requirements for detached ADUs.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

In Q2 2024, Salt Lake County adopted several amendments to its Accessory Dwelling Unit Ordinance (Chapter 19.15 of County Code). The amendments were drafted in response to Unincorporated County ADU Survey results and staff review of best practices for regulating ADUs and were directed by the Salt Lake County Council. Key amendments included:

Reduced lot size requirements for detached ADUs.

Reduced setback requirements for ADUs built within already existing detached accessory structures;

New allotments for front yard ADUs on lots at least one acre in size and where the ADU is setback at least 30 feet from the front lot line; and

Reduced parking requirements for detached ADUs (reduced from two on-site to one on-site parking space).

County staff expects the amendments to significantly reduce regulatory barriers to ADU construction. 2023 Survey Results and conversations with potential applicants revealed that several homeowners interested in adding ADUs to their properties were limited by the setback and lot size requirements in the original ordinance. Planning staff analysis found that approximately 84% of residential properties in the Unincorporated Areas now meet the lot size requirements for detached ADUs, compared to just 41% prior to the ordinance amendments. The decrease in regulatory barriers to ADU construction should encourage additional property owners to build ADUs.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier,



and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The ordinance amendments were adopted in June 2024. Staff have not yet observed significant market response. However, at least two applications for an ADU permit (combined land use and building permit application) have been received since the ordinance amendments were initiated.

8. Links to supporting documentation (Optional)

<https://www.utah.gov/pmn/files/1129405.pdf> https://msd.utah.gov/DocumentCenter/View/1189/SLCo_ADUamendment_Comprehensive_June2024
https://msd.utah.gov/DocumentCenter/View/1190/SLCo_ADUamendment_FrontYard_June2024

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

1B. Staff engages residents to see which 'feasible' sites are also 'desirable' for residential infill development. (Q1 2024)

1C. Staff gives a presentation to decision-makers and seeks direction on which of the (potential infill) sites would be supported for re-zone. (Q3 2024)

3. What page in the submitted plan can this be found?

40

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Salt Lake County initially intended to support Strategy F by taking actions to identify commercial and industrial sites within urban Unincorporated Areas that could accommodate infill residential development. After sites had been identified, planning staff then planned to recommend rezones of those key sites to both Planning Commission and Council. When beginning to undertake these actions, staff realized that it was essential to update County land use ordinances first, to improve the feasibility of urban infill development. Without amending the County's existing land use ordinances, rezoning identified parcels would not lead to the housing creation that was desired. The County currently



has few zones that allow residential and commercial uses to mix. Additionally, outdated off-street parking minimums make it difficult for developers to provide housing on existing sites or to rehabilitate vacant buildings.

In the Spring of 2023, before the end of the last reporting period, Salt Lake County began drafting comprehensive revisions to Title 19 Zoning. The current draft of zoning amendments includes new mixed-use zones, a new “Infill Development PUD”, and reduced parking requirements. These changes were intentionally included to help improve the feasibility of urban infill residential development. Drafting of the Title 19 amendments has continued into 2024, and staff anticipates that the revisions will be presented to both planning commissions for consideration in Q4 of 2024. The provisions specifically related to urban infill development are included in the entire Title 19 amendment package that will be presented for consideration.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

A land use decision has not yet been made on the drafted codes. Staff will continue to refine the draft zoning ordinance through 2024 and into 2025. Staff expects to bring the draft forward for recommendation starting in Q4 of 2024.

A few key changes that have been drafted to support urban infill residential development include:

(1) Mixed Use Zones. Three new mixed-use zoning districts were drafted. These zones allow for various intensities of residential and non-residential uses, meaning that existing sites in the urban unincorporated County could preserve their commercial uses while still embracing infill residential development. The proposed residential density in these zones ranges from 15-30 du/acre.

(2) PUDs. A new type of Planned Unit Development (PUD) is being proposed in the drafted ordinance amendments. This “Infill PUD” is specifically for sites that are ½ to 3 acres in size. In the existing ordinance, PUDs must be at least one acre in size. The draft proposes that urban Infill PUDs would have fewer requirements for an internal street network and would also be eligible for density bonuses based on proximity to transit or the provision of underground parking. Additionally, the existing ordinance limits PUDs to residential uses only. Drafted revisions to the PUD ordinance propose that uses allowed in the development are based on the underlying zones. This would allow a PUD to include both residential and commercial uses in applicable zones; the intent is that the owner of a commercial property in a zone that allows mixed-uses could create housing on-site, without rezoning or entering into an agreement that makes the existing non-residential use(s) non-conforming.



(3) Parking. Several proposed changes to Salt Lake County's Off-Street Parking Ordinance would also improve the feasibility of urban infill residential development. Staff are proposing reductions to minimum parking requirements for nearly all uses. In addition, a maximum parking requirement has been proposed, to promote efficient use of scarce land resources. The drafted Off-Street Parking Ordinance includes a section that grants an exception to the parking requirements if a developer reuses an existing building or structure. In those instances, staff has proposed that the Director may waive any additional off-street parking requirements if the developer can show that adequate parking or transit service exists to meet demand. Similarly, additional reductions for off-street parking are built-in for sites that are located near transit stops or provide specified bicycle parking. Staff intends for the updated parking standards to make it possible for owners to redevelop underperforming sites or infill housing around existing commercial or other non-residential uses in urban unincorporated areas.

Following adoption of the Title 19 amendments, staff plans to use parcel data in GIS to identify underperforming commercial and industrial areas in the urban Unincorporated Areas of Salt Lake County that could support residential infill. These identified locations may be recommended for rezoning. Alternatively, staff may conduct outreach with property owners in those areas to inform them of any ordinance changes and the opportunities that exist to provide urban infill residential development. The County's goal is to create new opportunities for housing production within urban areas where services are already available (i.e. existing commercial and industrial areas).

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write “None.”

In 2024, the Utah Legislature passed HB 330. This bill requires unincorporated islands within the County to annex into adjacent cities or incorporate as their own cities or towns by July 1st, 2027. This will result in a significant decrease of land available within the Unincorporated areas, including land that would have likely been identified for urban infill opportunities.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The ordinance amendments are still in drafting, but the current draft includes new mixed-use zoning districts, reduced off-street parking minimums, and a new PUD type specifically created for infill development in urban areas of the unincorporated County. Once adopted, staff anticipates that the amendments will facilitate additional urban residential infill. The amendments may need to be paired with targeted outreach to sites with the most opportunity for urban redevelopment.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:



i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

1A. Staff researches the County's moderate-income housing needs as related to Green and Healthy Homes and the HOME Investment Partnership Program and sets annual objectives. (Annual)

1B. Staff researches existing and potential funding sources, looking for opportunities to expand programs as needed. (Annual)

1C. Staff applies for annual grants as needed. (Annual)

1D. Staff advertises available programs/ funding and implements programs to meet annual objectives. (Annual)

3. What page in the submitted plan can this be found?

41

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In 2023, staff completed an analysis of lead paint exposure risk in Unincorporated Salt Lake County. This analysis helped identify households that would most benefit from Salt Lake County's Lead Safe Housing Program, which provides needed funding to mitigate lead paint exposure and allow owners and renters to stay in their homes. In September 2023, staff attended a Community Resource Fair at the Sandy Library (near Unincorporated islands) to share information with residents about their risk level and resources available. In 2024, materials were sent out to Unincorporated residents through the Greater Salt Lake Municipal Services District advertising the lead paint program and providing direction on how to apply.

In addition to providing support through the Lead Safe Housing Program, the County continued to operate its other housing programs including the Green and Health Homes Program and HOME Investment Fund. All three of these programs are funded in whole or part by grants received from the U.S. Department of Housing and Urban Development (HUD). Partnership with HUD allows Salt Lake



County to stretch tax dollars further to support as many households as possible in maintaining safe and affordable housing. Seven households received aid and completed projects through these programs in the first six months of 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use decisions were made in relation to this strategy. Funding allocations, including grant match amounts, are decided through Salt Lake County's annual budgeting process. The Lead Safe and Green and Healthy Homes Programs help preserve existing moderate-income housing stock by covering the cost of needed hazard assessments, mitigation, energy retrofits, and accessibility retrofits for low-income renters and owners in Salt Lake County, including the Unincorporated Areas. The HOME Investment Fund currently has \$1.2 million allocated, which will be used to construct new affordable housing in the County (in partnership with the development community) and to provide rental assistance (in partnership with local non-profits).

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Salt Lake County rehabilitation and hazard mitigation programs, including the Lead Safe Housing Program, have a significant impact on households across the



county. Both renters and owners are eligible for aid, and the funds are used to prevent resident displacement from hazards such as lead, mold, or radon. The number of households participating in these programs fluctuates from year to year. In the first six months of 2024, seven households completed projects with funding from these programs (potentially preventing the displacement of 7 Salt Lake County households).

8. Links to supporting documentation (Optional)

2024 RFAs for HOME Investment Partnership Program: <https://slco.org/regional-development/news/new-rfas-released-for-the-home-investment-partnership-program-home-in-salt-lake-county/>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

V

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

1B. Staff shares results with residents and gets feedback; works with residents to draft standards for compatible, single family scale duplex development within existing neighborhoods. (Q3 2024)

3. What page in the submitted plan can this be found?

42

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In 2023, planning staff began drafting ordinances intended to replace the entirety of Salt Lake County's Zoning and Subdivision Ordinances (Titles 18 and 19 of County Code). The drafted ordinances explore accommodating a range of housing types in urban areas of the unincorporated county, including townhomes, live-work units, duplexes, triplexes, and quadruplexes in R-2, R-4, RM, and new Mixed-Use zones. The drafted standards proposed for these housing types were based on model Missing Middle Housing Standards articulated by Opticos Design. In 2024, Salt Lake County adopted the Subdivision Ordinance amendments drafted by staff. The Zoning Ordinance amendments are expected to be presented to planning commissions for recommendation starting in Q4 of this year.

The current version of the drafted ordinance amendments expands the types of housing units allowed by right in residential zones. The drafts also propose new mixed-use zones in urban areas which could allow for diverse housing types. In addition to amending the text ordinances, staff have used parcel data in GIS to identify where re-zones may be desirable to support traditional housing types in urban Unincorporated neighborhoods. For example, staff are assessing the location of existing duplexes within built-out areas of the Unincorporated County, as compared to the location of zoning districts that allow duplexes by right. It appears that several existing small-scale multi-family properties are considered non-conforming under existing ordinance.

This analysis will be shared with the Planning Commissions and Council when the Zoning Ordinance Amendments are brought forward for recommendation and adoption. The analysis results will help staff justify the need for ordinance amendments that reduce non-conformities and expand housing choice, especially for units that are compatible in scale to single-family homes.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

If adopted, the comprehensive update of Salt Lake County's Zoning Ordinance (the Subdivision Ordinance amendments were adopted earlier in 2024) is anticipated to reduce barriers to developing missing middle housing types (multi-family housing at the scale of single-family housing). In the County's previous ordinances, diverse housing types could only be developed through Planned Unit Development (PUD) or Development Agreement processes. In addition, duplexes, triplexes, quadruplexes, and multi-family developments (5+ units), were only allowed conditionally even in the highest-density zones. Planning staff members are currently analyzing these existing ordinances and seeking ways to reduce the regulatory burden on desirable, Missing Middle Housing Types. The GIS and plan analysis conducted by staff will accompany the drafted ordinances when presented to the Council, in order to create a strong justification for adoption.

Staff analysis completed this spring revealed that 24 duplexes currently exist in built-out areas of Unincorporated Salt Lake County. Of those units, four would not be permitted at all in their existing zone. The remaining twenty would only be conditionally permitted. No duplexes are permitted by-right under the existing zoning. When zoning amendments are presented for adoption later in 2024, staff will reference this data and the accompanying map of existing duplexes to build a case for allowing more diverse housing types within the County's urban residential zones. By matching zoning to the existing conditions, the County can help facilitate new housing supply without drastically altering neighborhood character.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

In 2024, the Utah Legislature passed HB 330. This bill requires unincorporated



islands within the County to annex into adjacent cities or incorporate as their own cities or towns by July 1st, 2027. This affects virtually all neighborhoods where staff saw

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

NA. Zoning amendments have not yet been adopted.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
SLCo Duplex Analysis 2024.zip

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Sandy city

Who is filling out this report?

Jake Warner

Long Range Planning Manager

jwarner@sandy.utah.gov

801 568-7262

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

(uploaded)

When did the last zoning map or text amendment occur?

January 30, 2024 (Ordinance #24-02)

Entitled Units

Entitled units are those units that have a legal right to be developed through



the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

1899

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

4898

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

988



From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

92

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The majority of entitled units reported here are located in The Cairns, of which 1,333 units across four projects have received preliminary site plan approval. The primary barrier to these units moving forward has been financing and market conditions.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Contractual units (1,899) in a master agreement for Pepperwood that could allow approximately 215 units (may be restricted to fewer units based on the sensitive area overly). It also includes preliminary site plan approval for Shulsen Mixed Use (221), Red Sky (164), Summit at The Cairns (323), 110 Apartments (259), Centennial (625). Shulsen, Red Sky, Summit, and Centennial are located in The Cairns and not included in the total report for The Cairns in the overlay count.

Overlay units include an estimated number of units (9,000) expected in The Cairns, less existing units (2,769) and units reported that have received preliminary site plan approval that were reported as contract units (1,333). It is expected that the RCO and SAO will have an impact, one allowing additional units and one restricting units. As it is not known how they will be applied, a net yield of no additional units is assumed for now.

Zoned units looked at vacant parcels not in a subdivision (31-vacant lots in a subdivision counted above), the potential for additional units from subdividing existing underdeveloped vacant parcels not in a subdivision (50-the base vacant lot counted above), the potential for additional units from subdividing underdeveloped vacant lots in a subdivision (32-the base existing vacant lot counted above) and additional units from developing underdeveloped occupied (existing unit) properties, both for properties in a subdivision and not in a subdivision (575). Many assumptions had to be made to provide a reasonable estimate. A potential yield per acre was calculated, including a 25% inefficiency



due to road dedication, open space, actual average lot size, etc., for each residential zone.

Units reported as having will-serve letters only include vacant units in a subdivision.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

99

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

11

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

11 - This is a duplicate of the previous field as all ADU's require a business license and a special use permit.



Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Model ordinances., Guidebooks for planning and reporting, Education on partnering with nonprofit organizations or housing authorities, Other

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Additional funding for infrastructure (roads, utilities, parking structures, etc.).

Efforts to facilitate condominium development.

Additional funding for affordable housing projects.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:



i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2023 - E.3 Inform the public to raise public awareness.

2023 - E.4 Review the potential for additional revisions to the code.

2023 - E.5 Study the potential for external ADU's.

Ongoing - E.6 Conduct proactive code enforcement to promote good property management and to educate landlords.

Ongoing - E.7 Monitor the progress and impacts of completed actions.

3. What page in the submitted plan can this be found?

1

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In the fall of 2022, Sandy City started a comprehensive update to the General Plan. That process is nearing completion. Citizen engagement was used to provide information and gather input from residents. Over the past 12 months, the project team has conducted a significant amount of research, multiple public open houses and workshops, communication campaigns, and surveys. In general, the project team has attempted to understand the City's needs, resident attitudes and values, and to craft recommendations for future growth and development. Housing issues, and more specifically the potential to allow for external accessory dwelling units, was a primary consideration in the work done on the General Plan. Resident response has shown support for allowing external ADU's, with criteria to mitigate impacts on existing property owners, as a method to expand affordable housing in the City.

Sandy City processed a code amendment (Ordinance #24-11) to adopt code amendments to implement 2023 State legislative changes to Utah Code. Additional revisions, including the potential to allow external accessory dwelling



units, are pending the completion of the General Plan update.

The Sandy City Council held multiple agenda items to discuss the potential to allow external dwelling units. The councilmembers advocating for those discussions have determined to delay additional City Council efforts pending the General Plan update.

Staff intends to create a web page dedicated to ADU regulations and conduct a communication campaign to better educate the public and facilitate applications.

Sandy City requires a special use permit and a business license (with annual renewal) for approval of an accessory dwelling unit (ADU) that will be rented to individuals unrelated to the primary household. A building permit is required for construction or rehabilitation to create an ADU. Over the past twelve months, the City has issued 11 special use permits, with the required business licenses, and 2 building permits for basement finishes associated with a permitted ADUs.

With the FY2025 city budget, Sandy City has started to commit funds for a comprehensive rewrite of the zoning ordinance that will address ADU's.

In preparing to submit information to comply with state requirements to report on the City's moderate income housing strategies, Planning staff held internal meetings and consulted with other department to review progress made over the past 12 months implementing the Moderate Housing Implementation Plan and other actions completed to advance this strategy.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Code amendment (Ordinance #24-11) adopted to implement the 2023 State Legislature's revisions affecting ADU's.

Additional code amendments are pending the completion of the General Plan update.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.



Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Public awareness and access to information, specifically as it relates to understanding the permitting process and requirements.

The real or perceived impacts (i.e., parking, privacy, etc.) that an ADU may have on surrounding neighbors or a neighborhood in general.

In 2018, Sandy City approved an ordinance that allowed and regulated short-term rentals (STR). Since that time, the City has received significantly more applications for STR than ADUs, and the City is aware of seven ADU's (none in the past twelve months) that have legally converted to an STR. It is likely that there are other legally approved ADU's that are being used as an STR.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Over the past two years, Sandy City as approved 89 STRs (26 in 2024) and 20 ADUs (11 in 2024). An perceived preference for an STR appears to be reducing the number of units available for ADU's.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2023 - G.3 Amend The Cairns Design Standards to include the Stadium Village Sub-District.

2023 - G.4 Study the potential of including residential uses to help revitalize commercial centers.

2023 - G.5 Conduct a study to assess the housing needs of certain target populations.

2023 - G.6 Conduct a study to determine the jobs to housing ratio to determine a suitable balance and identify actions to achieve that balance.

2024 - Assess the feasibility of increased transit within The Cairns.

Ongoing - Inform the public of the purpose of The Cairns Master Plan.

Ongoing - Pursue opportunities to implement and promote The Cairns Master Plan.

Ongoing - Prioritize moderate income housing along the light rail corridor when considering rezone applications.

Ongoing - Monitor the progress and impacts of completed actions.



3. What page in the submitted plan can this be found?

1, 2

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City continues to make progress in implementing previous regulation previously adopted. Sandy City adopted The Cairns Master Plan, which covers the City's "downtown" area, in 2017. This was followed up with a set of land use regulations called The Cairns Design Standards that were adopted in 2018. In 2019, the Stadium Village Master Plan was approved as a sub-area plan within The Cairns Master Plan. The City continues to promote and implement The Cairns Master Plan.

- Progress on housing projects: East Village Phase 3/Seven Skies (307 units) was completed in the previous year and occupied this past year, Red Sky (164 units) received final site plan approval and approval of gap funding from the City, Shulsen Mixed-Use (221 units) received preliminary site plan approval, and Compass Apartments (278 units) has submitted an application for preliminary site plan and is currently being reviewed. Summit at the Cairns (323 units), having previously been approved, is on hold pending market conditions.
- Progress on transportation/infrastructure projects: A primary focus of The Cairns Master Plan is an emphasis on creating better street networks, improving active transportation, and increasing transit access.
 - o Sandy City continues to work on a multi-phase realignment of Monroe Street from 9000 S. to 10600 S., which has and will continue to improve traffic flow, walkability, and free-way access throughout The Cairns. Multiple phases have been completed. Phase 6 has been funded, and subsequent design and acquisition efforts have occurred over the past 12 months. It is expected that Phase 6 will be built over the next twelve months. The City continues to work with property owners, and potential property owners to establish an actual alignment for Phase 3.
 - o Sandy City had purchased property (formerly Wasatch Shadows) that was crucial acquisition for Phase 6. Over the past year, Sandy City approved and broke ground on a fire station to be built on the property and has received a preliminary site plan application for an apartment project (Compass Apartments) on the property. With the development of these two projects, 9270



S. will be extended through the area. It is expected that development will start this coming year. Both the extension of 9270 S. and the completion of Phase 6 of Monroe are expected to act as catalysts for additional development in the Stadium Village area of The Cairns.

- o The City has two projects in The Cairns, out of 13 regional projects, that were included in the RAISE Grant awarded to WFRC in the previous year. Both Sandy City projects are canal trails that will improve active transportation on the north end of The Cairns, and more specifically improving first mile/last mile connections to Trax stations in the area. The City has been coordinating with canal companies over the past twelve months and expects to start construction in the coming twelve months.
- o UTA has been working on the Sandy/South Jordan Small Area Study. This study renews efforts to pursue to improve connections between Trax stations and the South Jordan Frontrunner station and to improve transit connections between major housing and employment centers. The study area includes the entire Cairns Master Plan area.

In the fall of 2022, Sandy City started a comprehensive update to the General Plan. That process is nearing completion. The scope of the project included the preparation of 5 station area plans and revitalization plans for 6 of Sandy City's older commercial areas. The potential to absorb additional housing in these areas was a significant consideration of the project, as a requirement in Utah Code for station areas and a potential revitalization tool in older commercial areas. Over the past 12 months, the project team has conducted a significant amount of research, multiple public open houses and workshops, communication campaigns, and surveys. In general, the project team has attempted to understand the City's needs, resident attitudes and values, and to craft recommendations for future growth and development. Resident response has shown a preference regarding additional housing needed to address affordability for locating medium to higher density housing in the City's downtown area (The Cairns), along major roadways, and as part of a mixed-use master plan in commercial areas.

- o Working with the City, the State Legislature allocated funding through a bill in the 2024 session to start funding a pedestrian bridge that would cross I-15, providing a more direct connection between the South Jordan Frontrunner station and The Cairns.

With the FY2025 city budget, Sandy City has started to commit funds for a comprehensive rewrite of the zoning ordinance that will address ADU's.

In preparing to submit information to comply with state requirements to report on the City's moderate income housing strategies, Planning staff held internal meetings and consulted with other department to review progress made over



the past 12 months implementing the Moderate Housing Implementation Plan and other actions completed to advance this strategy.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Red Sky (164 units) received final site plan approval and approval of gap funding from the City.

Shulsen Mixed-Use (221 units) received preliminary site plan approval.

Fire station in The Cairns received site plan approval.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The primary barrier to completing proposed projects in The Cairns is financing and current market conditions. Projects that may have started construction by now are on hold.

A barrier to many proposed residential projects in commercial areas along transit corridors outside of The Cairns is a lack of support due to proposals that excessively eliminate essential commercial space, lack a sufficient mix of uses, or do not sufficiently consider adequate buffering or transitioning to existing uses.

Sandy City is nearly at a built-out situation. Most new projects face challenges associated with redevelopment, infill, and property consolidation.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Ongoing financial and market conditions have resulted in the City working with one project to restructure some of the financing from an HTRZ to RDA funding. It appears to have also caused one approved project and another potential project to change ownership, with the City coordinating with the new ownership groups in an effort to facilitate projects moving forward.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2023 - H.2 Amend The Cairns design standards to include the Stadium Village Master Plan.

2023 - H.3 Inform the public to raise awareness of requirements and potential benefits.

2023 - H.4 Conduct a study to better assess parking needs of target population near transit.

2024 - H.5 Amend parking requirements as determined necessary.

Ongoing - H.6 Monitor progress and impacts of completed actions.

3. What page in the submitted plan can this be found?

2, 3

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In 2018, Sandy City adopted an ordinance that allows walkability and proximity to transit as criteria for requested parking reductions. A parking demand analysis and/or market demand analysis may also be used to justify a request for a parking reduction, as may be the case for senior housing. Over the past 12 months, a parking reduction was granted to the Shulsen Mixed-Use Project (15%). The City has also received an application for preliminary site plan for Compass Apartments, with a request for a 15% reduction. Both projects are located in The Cairns.

As part of the General Plan update project, the City is preparing 5 station area plans and 6 additional small area plans with the intent to help revitalize some of the City's aging commercial centers. As required by Utah Code, housing will be a primary consideration of the station area plans being prepared. The City has also recognized that incorporating additional housing may be an opportunity and a tool that could be utilized as part of the commercial revitalization efforts, and the potential to do so is being pursued as part of the General Plan update project. Parking is an essential consideration of the General Plan update process, specifically related to the eleven small area plans being prepared.



Workshops, open houses, and surveys have been conducted over the past year as part of the General Plan update process.

In preparing to submit information to comply with state requirements to report on the City's moderate income housing strategies, Planning staff held internal meetings to review action steps identified in the Moderate Housing Implementation Plan and other actions completed during the previous twelve months to advance this strategy.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

A parking reduction of 15% was granted to the Shulsen Mixed-Use project as part of the preliminary site plan approval.

Staff is reviewing a request for a 15% parking reduction on the Compass Apartment site plan application.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The City occasionally receives complaints from residents near some higher density housing developments due to an over-abundance of on-street parking. This typically occurs near housing developments that unbundle parking from the base rent amount. While the development, even with a parking reduction, may have sufficient on-site parking, unbundling of parking, together with free and legal on-street parking, creates a disincentive for residents of those developments to park on-site when parking is an additional cost.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

N/A

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

Ongoing - P.2 Utilize funds to rehab/redevelop blighted buildings/areas for MIH

2023 - P.2.1 House built by CTEC and sold to LMH on second lot of Property 1 (150 W. Cottage Ave.) redeveloped and donated by City.

2024 - P.2.2 House built by CTEC and sold to LMH on third lot of Property 1 redeveloped and donated by City.

Ongoing - P.3 Utilize funds to retain MIH to be available to eligible City employees.

Ongoing - P.3.1 Property 2 (9392 S. 500 W.) currently occupied by eligible City employee.

Ongoing - P.3.2 Property 4 (104 E. 8960 S.) currently occupied by eligible City employee.

2023 - P.3.3 Property 6 (9016 S. 1300 E.) to be rented to eligible City employee or sold, with funds to be reprogrammed.

2024 - P.3.4 Property 2 to be sold, funds to be reinvested in vacant property for future MIH use.

2023 - P.4 Workshop with RDA Board to evaluate use of vacant or unoccupied properties - currently Properties 3 (8971 S. 90 E.), 5 (132 E. 8960 S.), & 7 (111 E. 9000 S.).

Ongoing - P.5 Monitor the progress and impacts of completed actions.

3. What page in the submitted plan can this be found?

3,4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The RDA focuses on two goals when utilizing RDA housing funds. One goal is to use the funds to rehab or redevelop blighted areas or buildings for moderate income housing. The way this is currently being done is through a partnership with the Canyons Technical Education Center (CTEC) of the Canyons School District. Sandy City previously purchased a blighted property. Existing structures were demolished, and the property was subdivided and improved as



vacant residential building lots. Those lots are donated to CTEC, which uses the property to teach trades and construction skills through the construction of a home. Each completed home is then sold to a low to moderate income household. Over the past 12 months, CTEC completed one house (150 E. Cottage Ave., Property 1) that had been under construction, and that house was sold. The school district has reported that they intend to start the next house during the 2024-2025 school year and that it will take two years to complete.

A second goal of the RDA housing funds is to retain existing moderate income homes that can be used by eligible Sandy City employees. A year ago, the RDA owned three for-rent properties (Property numbers 2, 4, and 6). Property 2 (9392 S. 500 W.) was vacated in April 2023 and sold to the City for an intersection expansion project. The sale of Property 2 also included a land swap for two building lots that the City acquired as part of a separate road project on Rimando Way. Property 4 (104 E. 8690 S.) has been occupied continuously over the past twelve months. Property 6 (9016 S. 1300 E.) was acquired in the previous reporting year by the RDA. Over the past twelve months, the property was renovated and is now occupied by an eligible City employee. The RDA now owns two for-rent properties (Properties 4 & 6).

The RDA also owns five vacant properties, the two at Rimando way and Properties 3,5, and 7. The lots on Rimando Way will either be sold, with the funds reprogrammed for affordable housing, or the lots will be used for construction of affordable housing. The RDA has had ongoing discussions regarding the potential use of Properties 3, 5, & 7. The five vacant properties are within two different station areas currently being planned as part of the General Plan process.

After payment of the FY2025 Homeless Mitigation Fund fees, the City has approximately \$587,000 in RDA housing set-aside funds available.

In preparing to submit information to comply with state requirements to report on the City's moderate income housing strategies, Planning staff held internal meetings to review action steps identified in the Moderate Housing Implementation Plan and other actions completed during the previous twelve months to advance this strategy.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Land use decisions regarding the five vacant properties will be influenced by station area plans currently being prepared. It is expected that those plans will



be completed and approved in the coming reporting year.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Many housing-related decisions, including many decisions associated with this strategy, are dependent on the outcome and direction of the General Plan update.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

N/A

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes



Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

Q

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2023 - Q.6 Upon approval, finalize establishment of HTRZ.

2023-2024 - Q.7 Process entitlements for projects within the HTRZ.

Ongoing - Q.9 Monitor the progress and impacts of completed actions.

3. What page in the submitted plan can this be found?

4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Centennial HTRZ was approved in September 2022. It involved one property and was specifically targeted to the Red Sky development. The Red Sky development received preliminary site plan approval in May 2023. The project includes 164 units, 10% of which were targeted for moderate income households. Due to financing and timing conflicts, Red Sky determined that they would not be able to utilize the HTRZ funding. The project is moving forward with other funding sources. The City notified the State in April 2024 that the



Centennial HTRZ would not be needed.

While the City is not proceeding with the Centennial HTRZ, the City has recognized the importance of a larger and more comprehensive HTRZ in the same vicinity. This area is part of one of the station areas currently being planned with the General Plan update. The recognition came, at least partly, due to the planning process with different open houses, workshops, and, more directly, with stakeholder meetings over the past twelve months. With the City's April 2024 notification to the State that it would not be proceeding with the Centennial HTRZ, the City informed the State that it to resubmit for an HTRZ in this larger area.

In preparing to submit information to comply with state requirements to report on the City's moderate income housing strategies, Planning staff held internal meetings to review action steps identified in the Moderate Housing Implementation Plan and other actions completed during the previous twelve months to advance this strategy.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City, through the RDA, approved alternative gap funding for the Red Sky Development.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Financing difficulties and current market conditions affected the timing of the Red Sky project, which was a significant barrier to the use of HTRZ funding as part of the project.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The timing issues affecting the project resulted in the City getting involved to provide alternative gap financing.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

V

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

2022 (ongoing) - V.4 Determine a process to conduct planning.

2023 - V.5 Inform the public, specifically affected residents and businesses, of the process, potential impact, and ways to be involved.

2023 - V.6 Conduct public engagement and analysis.

2024 - V.7 Prepare and adopt necessary revisions to land use regulations.

2024 - V.8 Plans certified by WFRC and approved by City Council.

3. What page in the submitted plan can this be found?

4, 5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In the fall of 2022, Sandy City started a comprehensive update to the General Plan. That process is nearing completion. The scope of the project included the preparation of 5 station area plans. The five station areas being planned include Historic Sandy, Sandy Expo, Sandy Civic Center, and Crescent View Trax stations and the South Jordan FrontRunner Station. Over the past 12 months, the project team has conducted a significant amount of research, multiple public open houses and workshops, communication campaigns, stakeholder interviews, and surveys. In general, the project team has attempted to understand the City's needs, resident attitudes and values, and to craft recommendations for future growth and development. Many of the public engagement events were focused specifically on the station area plans.

The project team has presented drafts of the 5 station area plan drafts to UTA for review. Plans have been revised based on comments received.

It is expected that the 5 station area plans will be completed in the upcoming reporting year.

In preparing to submit information to comply with state requirements to report on the City's moderate income housing strategies, Planning staff held internal meetings to review action steps identified in the Moderate Housing Implementation Plan and other actions completed during the previous twelve months to advance this strategy.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

It is expected that five station area plans will be adopted by the end of 2024.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

N/A

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".)



Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Santa Clara city

Who is filling out this report?

Jim McNulty

Planning & Economic Development Manager

jmcnulty@santaclaracity.gov

(435) 656-4690, Ext. 225

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

May 8, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose



of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

2,847

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

We don't have an Overlay Zone

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

631

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows



that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

373

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The public is a barrier to any property rezoning in the City. Most of our residents enjoy the small town feel of Santa Clara and want it to remain that way. As a result, a public hearing that includes any rezoning of property, or an amendment to the General Plan will attract residents who oppose it. This starts with the Planning Commission public hearing and continues with the City Council public meeting prior to making a legislative decision. Recently, we had a developer propose a residential project with a density of 7.5 units/acre rather than developing the property as per the R-1-10 Zone (3.5units/acre). The project included single-family lots, small single-family pad lots, and townhomes (both 1 and 2-stories). The project was approved; however, an incumbent City Council member who supported the project lost in last falls election. This individuals vote in favor of the project was used against her.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The project as described above (Pioneer Pointe) is moving forward. City staff believes that it will provide an opportunity for the "Missing Middle" Housing needed in the community. Multiple home product types are included in the project which will allow for different price points. We believe that attainable housing will be provided in the project.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?



(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

31

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

15

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

5

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing supply data,Housing needs data,Model ordinances.,Case studies for strategies,Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Letting us implement these strategies at a local level rather than mandates



coming from the State after each legislative session. Recently, a Mayors Housing Panel for Washington County was held at Dixie Technical College on June 27, 2024. This included a 2-hour discussion on “Doing our Part” to pave the way for attainable housing in Southern Utah. The panel included the mayors from Ivins, Santa Clara, St. George, Washington City, Hurricane, and Springdale. Additionally, we have a monthly Land Use Task Force meeting with these communities and SUHBA led by Shawn Guzman and Stacy Young where we’re focused on finding solutions.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality’s implementation plan.

In 2021, both the Planning Commission and City Council approved a Rezoning and Project Plan for the Quail Crossing @ Deserts Edge project (Ordinance #21-13). In 2022, the Planning Commission and City Council approved the overall Site Plan and Phasing Plan for the project. In 2023, the Planning Commission and



City Council approved the Phase 1 Subdivision Plat allowing for 24 townhome units to proceed. Phase 2 of the project includes 60 affordable apartment units in two buildings. As previously mentioned, the developer (Robert Smith) intends to use Utah Housing tax credits to build the project. Additionally, Phase 6 of the project includes 60 affordable apartment units in two buildings. Phases 1, 3, 4, and 5 include townhomes to be used as short-term rentals.

3. What page in the submitted plan can this be found?

pages 2 - 3 (Original Plan) or pages 4-6, October 6, 2023, submittal

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality’s effort to implement the strategy.

In December of 2023, the developer was informed by Utah Housing that his project was not selected. His application included a funding request for both Phases 2 and 6 (120 apartment units). The developer was informed that the Utah Housing Selection Committee chose to fund the Switch Point project in St. George to address the homeless population in the area. Robert Smith informed City staff, so we decided to have a combined work meeting with the mayor, City Council, City staff, the developer, and a Utah Housing representative (Claudia O’Grady) to discuss next steps moving forward. We were told that the developer had an opportunity to make a mid-year submittal in June 2024 for the next round of funding. Additionally, the developer was directed to submit an application for Phase 2 only (60 units) to be more competitive in the process. as a result, Mr. Smith did make a submittal for Phase 2 in June as instructed.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City has worked with the developer in an effort to bring an affordable housing project with rents at 30% to 80% of AMI to the community. On June 10, 2024, the City and Mr. Smith both signed a term sheet which includes a building permit fee reduction in support of the project. The developer and his consultant met with City staff in late May to inform us that this was necessary to gain the highest possible amount of points in support of the application. A copy of this document has been attached. These decisions clearly support the implementation of this strategy.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

I believe that my responses to Items #4 and #5 above, adequately address the barriers we've encountered to comply with Strategy 'A' this past year (August 1, 2023 to July 31, 2024). It has been an uphill climb, but we're working together to accomplish this strategy. The City is hopeful that this partnership will result in Utah Housing funding the project.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

To date, the actions of the developer and City has not created changes in the community. Both teams are hopeful that the Utah Housing Selection Committee will choose to fund the project during this cycle. We believe that this project will have a positive impact in the city by providing much needed workforce housing.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Building Permit Fee Reduction- Signed 6-10-24.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

In January 2020, Ordinance #2020-03 was adopted allowing for detached ADUs. In October 2021, Ordinance #2021-14 was adopted allowing a IADUs. This was put in place to allow for compliance with HB-82, from the 2021 legislative session. The City continues to support this legislation allowing for another "tool" for moderate-income housing in the community. Between August 1, 2023 and July 31, 2024, City staff has been working with developers and property owners to encourage the use of ADUs/IADUs in the community. A total of 15 ADUs/IADUs were approved during this timeline. Last year a total of 6 ADUs/IADUs were approved. This is a 150% increase in 1-year!

3. What page in the submitted plan can this be found?

Pages 3 - 4 (Original Plan) or pages 8-10, October 6, 2023, submittal

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

On December 13, 2023, the City Council approved the overall Preliminary Subdivision Plat for the Pioneer Pointe PUD Project. This included a total of 133-units (82 small lot single-family/pad lots and 52 multi-family townhomes). On July 12, 2023, (approximately 1-month before this reporting period), the City Council approved a Rezoning and Project Plan for the project with the understanding that the developer intended to do IADUs. In fact, he intends to offer this option for 50% of the small lot single-family/pad lots allowing for future homeowners to have a rental unit to help pay their monthly mortgage. This was understood by both the Planning Commission and City Council at the time of Preliminary Subdivision Plat approval.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The December 13, 2023, City Council approval of the overall Preliminary Subdivision Plat for the Pioneer Pointe PUD project which includes IADUs in new small lot single-family homes. This decision as well as the legislative decision made by the Council on July 12, 2023, clearly supports the implementation of this strategy by City officials.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the



county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

To date, the actions of this developer have not created changes in this area of the City (Heights Neighborhood). However, the project is currently going through the process of final review/approval of engineered construction drawings. This will allow for public improvements to proceed soon which will allow for home construction. We anticipate having more information on this project next year.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
22141 Pioneer Pointe_Preliminary Plat_October 10 2023.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

On December 13, 2023, the City Council denied the Property Rezoning and Project Plan for the proposed Silverado Mixed-Use Project by a 3 to 2 vote. The Council determined that the proposed project included too much residential and very little commercial. This had been previously discussed with the developer; however, he decided to not include more commercial as requested. Previously, on July 26, 2023, the City Council did approve a General Plan Amendment (legislative decision) in support of a Mixed-Use project. The developer is currently working with other development groups who may be interested in purchasing the property. As a result, City staff has met with both Spartan Properties and Cole West/Henry Walker Properties. Both groups are considering a property purchase that would potentially allow for 50% of the property to include multi-family townhomes with the remaining 50% to include commercial/retail users. The City Council wants to make sure that an appropriate mix of needed commercial uses are available for City residents and visitors to the area.

3. What page in the submitted plan can this be found?

Pages 4 - 5 (Original Plan) or pages 11-13, October 6, 2023, submittal

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The December 13, 2023, action taken by the City Council (Rezone denial) did not support the Silverado Mixed-Use project. It was determined that the project was too dense while short on needed commercial uses in the area for our residents and visitors. While this action did not support the City's effort to implement this strategy, it appears that the project will be coming back to us with an updated design which will incorporate a better mix of uses.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The December 13, 2023, action taken by the City Council (Rezone denial) did not support this strategy. However, City staff believes that the Council will be supportive of a redesigned project in support of this strategy.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

During the public hearing process for the Property Rezoning, several residents attended and indicated that they were not in support of multi-family apartments at this location. Many indicated that this part of the City (Heights Neighborhood) already has its fair share of multi-family housing including the Desert Village Project (townhomes north of Harmon's), the future Quail Crossing @ Deserts Edge Project (corner of 400 East and North Town Road), as well as the three resort communities (Arcadia, Paradise Village, and Ocotillo) in the area. Other comments included: this will lower our property values, this creates a burden on fire and police services, this creates a burden for our schools, this will create too much traffic to the area decreasing our quality of life, etc.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The December 13, 2023, action taken by the City Council (Rezone denial) will result in a redesign of the Silverado Mixed-Use Project. We believe that this will be on benefit to City residents and visitors by having an appropriate mix of commercial/retail uses (50%) along Pioneer Parkway (arterial roadway), with multi-family residential townhomes (for sale product) northeast of the Harmon's Shopping Center.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Silverado Santa Clara Revised Site Plan _October 10 2023.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

J

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

In 2021, both the Planning Commission and City Council approved a Rezoning and Project Plan for the Quail Crossing @ Deserts Edge project (Ordinance #21-13). In 2022, the Planning Commission and City Council approved the overall Site Plan and Phasing Plan for the project. In 2023, the applicant applied to Utah Housing for funding of 120 apartment units. In December of 2023, Mr. Smith was made aware that his application was not selected. As a result, the applicant has made a mid-year submittal to Utah Housing (June 2024) requesting funding for 60 apartment units. This decision was made after meeting with City Officials, City staff, and a Utah Housing representative (Claudia O'Grady). To be more competitive during this selection process, the City and Developer have signed an agreement allowing for a Building Permit Fee Reduction for the first 60 units. The City has also written and signed an additional letter as of July 8, 2024, expressing our continued support for this project as directed by Ms. O'Grady. We're very hopeful that this additional items will help during the selection



process.

3. What page in the submitted plan can this be found?

Page 5 (Original Plan) or pages 14-16, October 6, 2023, submittal.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The applicant, Robert Smith, met with the mayor, City Council, City staff and Claudia O'Grady (Utah Housing rep.) in January 2024, after receiving a notice from Utah Housing (December 2023) that the project was not selected for funding. We directed Mr. Smith to stay the course and continue to apply to the program to build an affordable apartment project needed for work force housing. It feels as if we've formed a partnership in an effort to realize the project. This would qualify as land use direction rather than a decision but I believe it applies.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The applicant, Robert Smith, met with the mayor, City Council, City staff and Claudia O'Grady (Utah Housing rep.) in January 2024, after receiving a notice from Utah Housing that the project was not selected for funding. We directed Mr. Smith to stay the course and continue to apply to the program to build an affordable apartment project needed for work force housing. It feels as if we've formed a partnership in an effort to realize the project. This would qualify as land use direction rather than a decision but I believe it applies.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must



advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The applicant, Robert Smith, was informed by Utah Housing in December 2023 that his project was not selected for funding. As a result, the affordable apartment units (120 units, Phases 2 and 6) have not proceeded to development. The applicant was directed by Utah Housing to resubmit his application with a funding request for 60-units to be more competitive. This application was submitted to Utah Housing in June 2024.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No changes have occurred as the apartment project has not started construction.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
Building Permit Fee Reduction- Signed 6-10-24.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Santaquin city

Who is filling out this report?

Ryan

Harris

rharris@santaquin.org

801-754-1922

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

<https://www.santaquin.org/ordinances/ordinance-03-01-2024-moderate-income-housing-plan-amendment>

Link to general plan, moderate income housing element:

https://www.santaquin.org/sites/default/files/fileattachments/community_development/page/3084/moderate_income_housing.pdf

Link to website where general plan is posted:

<https://www.santaquin.org/communitydev/page/general-plan>

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.



This is what HCD will use to review progress made and compliance with the implementation plan each year.

Coordination with local experts and other resources will start in the first few months of 2024 with an anticipated open house to occur in the late spring. Notices about the open house will be posted around the city and through various other means. Notification letters will also be sent to real property owners that are within a zone that allow accessory dwelling units.

What page in the submitted plan can this be found?

9

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

L

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

In 2023, the Parks, Recreation, Trails, and Open Space (PRTOS) Master Plan was completed and the City will work with a financial consultant to determine an appropriate amount to reduce the associated impact fees. The City Council will consider an amendment to the Fee Schedule to reduce the applicable impact fees in first few months of 2024.



What page in the submitted plan can this be found?

9

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

F

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Santaquin City Officials will identify strategic areas and contact property owners in those identified areas to discuss the potential of rezoning property to facilitate moderate-income residential developments. Discussions and planning will take place before August 1, 2024.

What page in the submitted plan can this be found?

9 & 10

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No".



Please make sure you have entered all information up to this point.)

Yes

Strategy 4

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

B

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

In the first few months of 2024, The Santaquin City Council will initiate a contract to start the design of the next phase of the expansion of the WRF.

What page in the submitted plan can this be found?

10

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

J



List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

A legislative process will be initiated by July 1, 2024. Possible action will be implemented by August 1, 2024.

What page in the submitted plan can this be found?

10

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions,



please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://www.santaquin.org/communitydev/page/zoning-map>

When did the last zoning map or text amendment occur?

January 16, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

1,291

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot,



or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

3,896

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

489

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The City's perspective on this topic is that all of the "easy" property to develop has already been developed. In other words, the undeveloped land in Santaquin City has hurdles to overcome such as geologic hazards, steep slopes, lack of water pressure, etc. Overcoming these hurdles takes time and money and is a big reason for homes not being built. Another reason we see development not happening is that most developers we are working with are selling their development entitlements to other developers. It appears like some developers aren't interested in ever building, they are just interested in getting development approval so that they can make a profit off those entitlements. We also have found in some cases that the developers who buy those entitlements don't do their due diligence and read the development agreement. This often leads to a desire to amend the development agreement to fit more with the new developer's housing product or it requires time to understand and interpret the development agreement. We believe these barriers only raise the costs of housing and are factors that are out of the City's control. These barriers also confuse and lengthen the development process significantly.



Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

No additional description needed.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?

(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

27

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

17

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

N/A

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

N/A



Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing supply data, Housing needs data

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Time is needed in order for the implemented strategies to make a difference. While preparing this report, commenting on a market response was difficult because there is no information to provide. Time is needed before determining if the market has responded to actions that Santaquin City has taken in order to see more moderate income housing. It is difficult to focus on promoting and encouraging moderate income housing when the City is pre-occupied with trying to understand and comply with new requirements from constantly changing legislation. Santaquin City cares about the wellbeing of its diverse population and is carefully planning for the future needs of our children, aging parents, and all other demographics. This includes planning for moderate income housing.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting



period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Plan: Efforts will be made to provide an educational resource to the public so that the individual and community benefits of accessory dwelling units can be better understood. This will be accomplished by hosting an open house where residents can learn from City staff and local experts about the things that need to be done to construct an accessory dwelling unit on their property.

Benchmarks and Timeline - Coordination with local experts and other resources will start in the first few months of 2024 with an anticipated open house to occur in the late spring. Notices about the open house will be posted around the city and through various other means. Notification letters will also be sent to real property owners that are within a zone that allow accessory dwelling units.

3. What page in the submitted plan can this be found?

9

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Santaquin City held an open house to educate residents on detached accessory dwelling units on May 2, 2024. Over 600 invitations were sent to properties that qualified for detached accessory apartments. The open house was well attended, with close to 100 people attending. Local bankers, contractors, and real estate professionals were also invited to the open house. Staff spent the first 45 minutes of the open house reviewing the code requirements for detached accessory apartments and answering questions. After staff's presentation, the residents had an opportunity to meet with the local bankers, contractors, and real estate professionals. Staff also received feedback from residents on code requirements that may hinder them from making a detached



accessory apartment. This feedback was presented and discussed by staff and the Planning Commission and possible code amendments will be considered.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use decisions or changes were made to meet this strategy. At the open house, we discussed with residents the obstacles they faced with building a detached accessory dwelling unit. The obstacles residents are facing were discussed at Planning Commission on May 28, 2024.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No barriers were experienced in the implementation of this strategy.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No building permits for detached accessory dwelling units have been applied for since the open house. The open house was held only two months ago but we have received several calls from residents that attended the meeting that have asked follow-up questions and expressed interest in doing a detached accessory dwelling unit.



8. Links to supporting documentation (Optional)

N/A

Attachment to supporting documentation (Optional)

ADU Open House PDF Version.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Plan: Santaquin City will work with third-party financial, engineering, and planning firms as each Santaquin City master plan is updated over the next five years to study utility efficiencies from accessory dwelling units which could proportionately reduce impact fees for accessory dwelling units. The City will start asking for this data in their request for proposals (RFP) and consider modifications to impact fees upon completion of each master plan update, accordingly.



Benchmarks and Timeline - In 2023, the Parks, Recreation, Trails, and Open Space (PRTOS) Master Plan was completed and the City will work with a financial consultant to determine an appropriate amount to reduce the associated impact fees. The City Council will consider an amendment to the Fee Schedule to reduce the applicable impact fees in first few months of 2024.

3. What page in the submitted plan can this be found?

9

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Santaquin City Council adopted Ordinance No. 10-02-2023 on October 3, 2023, which approved an updated Parks, Recreation, Trails, and Open Space Master Plan and associated Impact Fee Facility Plan and Impact Fee Analysis. Subsequently, the Santaquin City Council approved Resolution No. 07-07-2024 on January 16, 2024, which amended the Fee Schedule for Santaquin City and specifically provided a 10% reduction on park/recreation impact fees for detached accessory dwelling units.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Santaquin City Council adopted Ordinance No. 10-02-2023 on October 3, 2023, which approved an updated Parks, Recreation, Trails, and Open Space Master Plan and associated Impact Fee Facility Plan and Impact Fee Analysis. Subsequently, the Santaquin City Council approved Resolution No. 07-07-2024 on January 16, 2024, which amended the Fee Schedule for Santaquin City and specifically provided a 10% reduction on park/recreation impact fees for detached accessory dwelling units.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in



describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No barriers were experienced in the implementation of this strategy.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

This action has not created any noticeable impact on the market yet, but impact fees will be reduced when a building permit application is made for a detached accessory dwelling unit.

8. Links to supporting documentation (Optional)

N/A

Attachment to supporting documentation (Optional)
Resolution and Ordinance.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023



and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Plan: Santaquin City will work with landowners, developers, or builders to develop and/or redevelop property that is that is near commercial or mixed use areas. Santaquin City officials will identify specific areas for consideration and will proactively contact property owners to explore opportunities.

Benchmarks and Timeline - Santaquin City Officials will identify strategic areas and contact property owners in those identified areas to discuss the potential of rezoning property to facilitate moderate-income residential developments. Discussions and planning will take place before August 1, 2024.

3. What page in the submitted plan can this be found?

9 & 10

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

On February 5, a meeting was held with a property owner about the potential of redeveloping their property that houses employees that work for them on their dairy farm. The redevelopment would increase the quality and number of units of the housing that currently is located on the property. We discussed the City facilitating a development agreement that would give them the extra density that they need. The City also offered to work with them on a grant application that could help them with the costs of demolition of the current run-down structures.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use regulations or decisions have been made. This is the beginning of the process to redevelop the property. The City is waiting for the property owner to be ready to move forward with this process.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No significant barriers were experienced in the implementation of this strategy.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

This action has not created any noticeable impact on the market yet since the redevelopment discussions are still ongoing between the City and the property owner.

8. Links to supporting documentation (Optional)

N/A

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Plan: Santaquin City will start work on expanding the City's Water Reclamation Facility (WRF). This work will allow for the City to maintain relatively lower sewer fees that are charged to all residents, including those who live in or desire to live in moderate income housing. To demonstrate the benefit of the expansion of the WRF, the City will gather sewer rate data from nearby communities to compare to Santaquin City's sewer rates.

Benchmarks and Timeline - In the first few months of 2024, The Santaquin City Council will initiate a contract to start the design of the next phase of the expansion of the WRF.

3. What page in the submitted plan can this be found?

10



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

On February 20, 2024, Santaquin City awarded J-U-B Engineers a contract (Resolution No. 02-09-2024) to start a design for the next phase of upgrades to the Santaquin City WRF. Since the moderate income housing element of the Santaquin City General Plan was updated in March, J-U-B Engineers has made progress with the project by surveying the lot and building, performing preliminary site design work, performed preliminary equipment design work and analysis, and placed an order for equipment.

The upgrades to the WRF will enable the facility to treat more wastewater from residential units. This added capacity will help service more housing including moderate income housing units. In addition, these improvements will continue to allow Santaquin City to maintain lower sewer rates which are already lower than most of the surrounding communities and which lessen the cost burden for those seeking moderate income housing.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

On February 20, 2024, Santaquin City awarded J-U-B a contract (Resolution No. 02-09-2024) to start a design for the next phase of upgrades to the Santaquin City WRF. The upgrades to the WRF will enable the facility to treat more wastewater from residential units. This added capacity will help service more housing including moderate income housing units.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No barriers were experienced in the implementation of this strategy.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

This action has not created any noticeable impact on the market yet since this is the beginning phase of updating the WRF.

8. Links to supporting documentation (Optional)

N/A

Attachment to supporting documentation (Optional)
Resolution and Sewer Rates.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

J

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Plan: Santaquin City will consider modifying zoning regulations to reduce the minimum square footage requirements for various residential unit sizes in the Main Street Business Districts (MSBD) zone.

Benchmarks and Timeline - A legislative process will be initiated by July 1, 2024. Possible action will be implemented by August 1, 2024.

3. What page in the submitted plan can this be found?

10

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Santaquin City Council adopted Ordinance No. 04-01-2024 on April 2, 2024, which reduced the minimum square footage requirement for various residential unit sizes within the Main Street Business Districts Zone. The minimum livable area for a studio apartment was reduced from 500 square feet to 400 square feet, a one-bedroom unit from 750 square feet to 650 square feet, and a two-bedroom unit from 900 square feet to 800 square feet. This action allows developers to build smaller units.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Santaquin City Council adopted Ordinance No. 04-01-2024 on April 2, 2024, which reduced the minimum square footage requirement for various residential unit sizes within the Main Street Business Districts Zone. The minimum livable area for a studio apartment was reduced from 500 square feet to 400 square feet, a one-bedroom unit from 750 square feet to 650 square feet, and a two-bedroom unit from 900 square feet to 800 square feet. This action allows developers to build smaller units.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier,



and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No barriers were experienced in the implementation of this strategy.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

This action has not created any noticeable impact on the market yet since no new development have been approved in our Main Street Business Districts Zone since the adoption of this code.

8. Links to supporting documentation (Optional)

N/A

Attachment to supporting documentation (Optional)
Ordinance.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.



Clicking the “Next” button at the bottom of the form will submit your report.



Saratoga Springs city

Who is filling out this report?

Tippe Morlan

Senior/Long Range Planner

TMorlan@saratogasprings-ut.gov

801-766-9793 x116

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=82ede6e7dfc641de896a72a2996e7fb1>



When did the last zoning map or text amendment occur?

July 2, 2024 (BLM land from Rural Residential to Natural Open Space)

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

15,355 units

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

No additional residential overlay zones. This is all captured by other land use options.



Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

854 recorded units with utilities ready for a building permit -- We do not provide will serve letters, and third party utilities sign any plats as they are recorded.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

854 recorded units with utilities ready for a building permit -- We do not provide will serve letters, and third party utilities sign any plats as they are recorded.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Infrastructure deficiencies have been resolved over the past year. Prior to this, developers were choosing to wait to record plats over bonding to cure deficiencies ahead of development.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Most of the development we see in our city are in master planned communities with development agreements. While we have the Planned Community zone for these areas with master development agreements, we also have many developments with development agreements under the Mixed Waterfront and Mixed Residential, and a couple of long-standing PUDs.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your



ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other

IADU Registration Forms approved

Total known number of Accessory Dwelling Units recorded as of the report submission date:

14 total approved IADUs - We only have mechanisms to allow and track attached/internal ADUs.

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

We don't track IADUs with building permits

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

We don't tracking IADUs with business licenses

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

3 IADU permit registrations approved

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data,Housing needs data,Staff resources



Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

We don't have dedicated staff to work on this full-time. Fast-growth cities are struggling to manage growth and land use applications, and it's a stretch to add on longer range housing policies and programs without dedicated staff and resources.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Benchmarks and Timelines:

Review these annually:

1) Total number and types of built, approved, and pending/entitled residential



units.

2) Breakdown of our single-family product by lot size and IADU status.

3) Any new approved Community Plans and Village Plans.

3. What page in the submitted plan can this be found?

Page 6 (12/19)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Benchmark 1: Track total number and types of built, approved, and pending/entitled residential units.

* Built units: The city has approved 731 total building permits, 268 of which are for new residential development. This includes permits for 201 single-family lots and 67 multi-family structures ranging from 2-plexes to 10-plexes, amounting to 127 multi-family units.

* Approved units: The city has approved 2,113 residential units during this time period. This includes 900 units approved administratively through a Final Plat application, and 2,113 units approved by City Council (222 units through a Preliminary Plat application and 991 units through master planned developments).

* Pending units: 15,355 entitled units remain.

Benchmark 2: Breakdown of single-family product by lot size and IADU status.

We have a total of 12,447 single-family lots. 3,660 lots (29.4%) are equal to or less than 6,000 square feet. 8,787 lots (70.6%) are greater than 6,000 square feet. We have incorporated an IADU Eligibility function into our Planning dashboard/tracking system, which shows that we have 2,657 units that are eligible for IADUs and 12,975 units that are not eligible within the city.

Benchmark 3: Any new approved Community Plans and Village Plans.

Wildflower Village Plan 8 was the only new Community or Village Plan approved in the past year. It was approved with 274 residential units.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

See Response to Item #4.

The above land use decisions directly reflect the metrics we are tracking to support variety and flexibility of housing types through current and proposed zoning.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None, rezoning to our Planned Community zone just takes time. It requires a master planning process, which includes a master development agreement (MDA) and developing a Community Plan (CP) and Village Plan (VP) as guiding documents to regulate all development, in line with the MDA. While we don't have a lot of CPs or VPs which have been approved during this reporting year, we have several in progress.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Many developers are wanting to take advantage of developing in our Planned Community zone and are proposing home sizes/lot sizes that are different from our base zoning standards.

Additionally, as our city continues to face rapid growth, developers are often choosing not to bond for infrastructure and are hesitant to invest in physical infrastructure, opting to wait for the City to make planned improvements. Market conditions were not in favor of them spending the capital reserves needed for development.



We do not track metrics on rental properties.

8. Links to supporting documentation (Optional)

<https://www.saratogasprings-ut.gov/196/General-Master-Plans>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Benchmarks and Timelines:

1) Ongoing: Continue to review and amend the code for increased clarity and usability.

2) Annually: Track metrics on any applications for IADUs and report the number of IADU applications processed.

3) At least 3x a year: Educate residents on how to obtain an IADU permit.



3. What page in the submitted plan can this be found?

Page 7 (13/19)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Benchmark 1: Continue to review and amend the code for increased clarity and usability.

The last IADU code amendment was on June 20, 2023. While the code has not been updated during the period of this report, a text amendment is in progress to respond to questions from the City Council as IADUs are reviewed and approved.

Benchmark 2: Track metrics on any applications for IADUs and report the number of IADU applications processed.

We have a total of 14 approved IADUs in the city, with 3 approved during this reporting period.

Benchmark 3: At least 3x a year, educate residents on how to obtain an IADU permit.

* October 2, 2023 - Social Media post - <https://www.facebook.com/photo?fbid=693523759475120&set=a.221210626706438>

* October 12, 2023 - Breakfast with Planners breakout session on IADUs

* December 16, 2023 - Social Media post - <https://www.facebook.com/photo/?fbid=736337828527046&set=a.221210626706438>

* May 8, 2024 - Social Media post - <https://www.facebook.com/photo/?fbid=822861929874635&set=a.221210626706438>

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

See Response to Item #4.

The City Council, Planning Commission, and city staff are all working to increase the ease and usability of our IADU ordinance and applications. We are targeting new ways to reach the public, such as hosting IADUs as a topic at our Planning



open house with the public.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

We have not received very many IADU applications. We are publishing and sharing information about our process regularly and hoping it will increase the community's knowledge on the matter. We still have enforcement issues where residents are building IADUs without registering through the City, even when our basement finish permits are free (we don't have a separate building permit application for IADUs). Consistency seems to be key to getting the word out.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We had the same number of IADU registration applications this past year as the year before. We have had an increase in interest and engagement from the public on this subject, but it has not yet resulted in any increase in applications. Residents who are choosing to not go through the City to permit their basement finishes and/or IADUs are continuing to not go through official channels to build these types of units. It is difficult to monitor and track outside of City processes.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Benchmarks and Timelines:

- 1) Q4 2023: Complete a small area plan identifying configuration, connectivity, timing, and land uses for the mixed-use town center area.
- 2) Q4 2023: Update ordinances as needed to implement the Town Center small area plan.
- 3) Ongoing: Work with landowners and developers to implement the Town Center small area plan.
- 4) Ongoing: Track applications for residential development in Regional Commercial areas.



3. What page in the submitted plan can this be found?

Page 8 (14/19)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Benchmark 1: Complete a small area plan for the mixed-use town center area.

While this took longer than anticipated, the Saratoga Springs Downtown Plan was completed and approved on April 9, 2024.

Benchmark 2: Update ordinances as needed to implement the Town Center small area plan.

We have established a small committee of city staff to meet monthly working on identifying city Code and/or policy changes needed to implement this plan. The first meeting was held in July 2024.

Benchmark 3: Work with landowners and developers to implement the Town Center small area plan.

The Economic Development Director has been meeting with the property owner as well as several developers to get the first phase of this plan moving, hopefully in 2025.

Benchmark 4: Track applications for residential development in Regional Commercial areas.

No new residential development has been proposed in our Regional Commercial zones (which allows 14 units/acre for residential over commercial development).

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

See Response to Item #4.

City staff and officials continue to preserve ROW for potential future transit and transportation corridors, including the future extensions of Pony Express and Mountain View Corridor. With the Downtown Plan approved, we have leveraged that document in our meetings with MAG, UDOT, and UTA to hopefully bring transit options to our city sooner than later.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The Downtown Plan project had a delayed start, and thus had a delayed finish. However, staff is continuing to build momentum for this area by sharing and requesting that this document and its vision be considered as the area develops. The main issue is that the document is advisory, and the city needs to rely on the landowner to work as a partner in ensuring that this document is allowed to guide our growth.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We have seen increased interest by both residents and developers in building our Downtown Area sooner than later. During this reporting period, we have also seen much interest in developing a long term strategy for bringing transit to Saratoga Springs. We have met with UDOT, UTA, and MAG officials on various occasions to express our concerns (i.e. not being included in UTA's long range plan) and increase our visibility. We have been working with MAG on a TAG program to help get some technical expertise behind our wish list and vision. And we have been an active partner in the Fresh Look Study for NW Utah County and SW Salt Lake County to build a larger regional vision and plan for transit as our populations grow exponentially. The interest is there, and our strategies have worked toward getting us a seat at the table this year.

8. Links to supporting documentation (Optional)

Approved Saratoga Springs Downtown Plan: <https://www.saratogasprings-ut>.



gov/DocumentCenter/View/13591/Downtown-Plan---March-2024

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Benchmarks and Timelines:

- 1) Annually: Number of new units/densities approved in Planned Communities along this corridor
- 2) Annually: Any rezones that occur along this corridor that support additional increased density.



3. What page in the submitted plan can this be found?

Page 9 (15/19)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Benchmark 1: Number of new units approved in Planned Communities along this corridor.

A total of 1,205 units were approved along this Pony Express corridor during the report period. All units were approved as a part of master planned developments. This includes 296 units in Phases 1 and 2 of the Viviano Community Plan, 192 units as a part of the North Cove Preliminary Plat, and 717 units in the Cliff Lake Neighborhood Plan.

Benchmark 2: Any rezones that occur along this corridor that support additional increased density.

No rezones in this corridor area has occurred in this report year.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

See Response to Item #4.

In processing our first Mixed Waterfront (MW) application for the North Cove development, we have updated our MW ordinance in order to make the code more usable and clear. We are also in the process of updating design guidelines for this zone with a consultant (architect) to help us achieve our vision for where Utah Lake and the Jordan River meet. We also added a requirement for a Neighborhood Plan (similar to a Community/Village Plan) for all development in this zone. This increases flexibility in lot size, density, and type while also allows the city more input on the design of this area. We are also working on adding Neighborhood Plans standards into the Planned Community zone ordinance to provide more guidance to developers on how to create and utilize such a document.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier,



and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

A good portion of this corridor is planned in the Mixed Waterfront land use/zone. The zone needed some tweaks to be ready for implementation, and the changes required were not able to be applied to the North Cove development as the first MW development. Having a consultant and having to rely on experts outside the city increased the timeline for updating the zone.

As we increasingly work with UTA, UDOT, MAG, and neighboring cities toward developing transit in this region, we are up against the rapid pace of development. It's important that we work to get plans in place before it's too late to preserve and build infrastructure without destroying brand new homes and communities.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Infrastructure deficiencies have been resolved over the past year. Prior to this, developers were choosing to wait to record plats over bonding to cure deficiencies ahead of development.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

W

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Benchmarks and Timelines:

Review these Annually

- 1) Number of acres and units developed within the PC, MR, and MW zones
- 2) Document and compare the number of single-family building permits to multi-family building permits issued citywide
- 3) Document and compare the variety of lot sizes within the City by tracking the number of lots that are 6,000 square feet and smaller.
- 4) Compare and contrast how the PC and MR zones are functioning differently than all other zones in relation to the above metrics.

3. What page in the submitted plan can this be found?

Page 11 (17/19)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to



implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Benchmark 1: Number of acres and units developed within the PC, MR, and MW zones

*PC Zone: We had 645 units over 82.05 acres receive Final Plat approval in the Planned Community (PC) zone. There are also an additional 274 units approved as a part of Wildflower Village Plan 8, although those units still need subdivision plat approvals before those units are buildable.

*MR Zone: We had 236 units over 20.3 acres receive Final Plat approval in the the Mixed Residential (MR) zone. An additional 717 units were approved with the Cliff Lake Neighborhood Plan, although those units still need subdivision plat approvals before those units are buildable.

*MW Zone: We had 192 units over 18.72 acres approved through a development agreement in the Mixed Waterfront (MW) zone.

Benchmark 2: Number of single-family building permits to multi-family building permits issued

* from August 1, 2023 to now, we have issued building permits for 594 single-family units and 319 multi-family units.

Benchmark 3) Number of lots that are 6,000 square feet and smaller

As of the date of this report, we have a total of 3,660 single-family lots less than or equal to 6000 square feet, and 8,787 single-family lots more than 6000 square feet.

Benchmark 4) Compare and contrast how the PC and MR zones are functioning differently than all other zones in relation to the above metrics.

Only 39 units were approved in 2 plat applications outside of the PC, MR, and MW zones, and 881 units were approved at the final plat level in the PC and MR zones alone. A vast majority of plats approved this year have been in these two zones.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

See Response to Item #4.

Our master planned developments (in the PC, MR, and MW zones) allows for



variations from standard zoning. Aside from multifamily units, we also see small lot single-family units proposed in many of these areas.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None, as most of our development occurs within master planned communities with a greater variety in housing product (both multifamily and single-family) than our standard zoning categories reflect.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Our Planned Community and Mixed Residential zones are popular among developers. It is a lengthy process to agree upon the guiding documents and Master Development Agreement for communities in these zones, but once those documents are in place, it allows for administrative review and approval processes in most cases. With the code changes to the Mixed Waterfront zone requiring a Neighborhood Plan, we anticipate we will see increased interest in developing in this zone as well.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Smithfield city

Who is filling out this report?

Brian Boudrero

Planning Manager

bboudrero@smithfieldcity.org

(435) 792.7989

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

*Update

Link to general plan, moderate income housing element:

https://smithfieldcity.org/sites/default/files/fileattachments/community_development/page/2881/2023_moderate_income_report_actions.pdf

Link to website where general plan is posted:

<https://smithfieldcity.org/comdev/page/general-plan>

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

L

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.



This is what HCD will use to review progress made and compliance with the implementation plan each year.

Reduce the amount of total impact fees placed on moderate income housing by 10%, defined as any dwelling establishment that is constructed for use by households that earn less than 80% of the 'Area Median Income' (AMI), for Cache Valley Utah.

The 10% reduction in city impact fees, for new construction of approved moderate-income housing, will begin in September of 2024 through August of 2025. The percentage of reduction will be reviewed and analyzed annually for incremental adjustments through August of 2028.

In order to qualify for the reduced impact fees, developers or owners must effectively demonstrate that the proposed structure will be used for moderate income housing and that the owners earn 80% or less of the 'Area Median Income' (AMI), for Cache Valley Utah. The AMI for Cache Valley will be determined annually, by the Bear River Association of Governments.

What page in the submitted plan can this be found?

Page 4

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025,



2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

Partner with Neighborhood Non-Profit Housing to incorporate moderate income housing in the city. Provide additional application assistance for current impact fee reduction allowed through strategy L, found in Utah State Annotated Code.

Official partnership will occur for a period of four (4) years, in which time, each entity will provide extensive cooperation in creating moderate income housing that will comply with Utah Code §10-9a-403.

A Partnership will be formed based on the mutual objective to provide quality and affordable housing for the City of Smithfield. Said partnership will occur from September of 2024 to August 2028 and be formed in order to coordinate documentation required for moderate income housing permits.

What page in the submitted plan can this be found?

Page 4

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the



implementation plan each year.

Collaborate with a developer to create a specific housing project for a 55-year-old or older community. This development will be located within an approved Master Plan Community and will be composed of different housing types. This community will be developed with the moderate-income housing strategies "L" and "O."

This will be a specific phase of the approved Master Plan Community and will be designed and approved by July of 2025. The construction and scheduling of said community will be left to the developer.

What page in the submitted plan can this be found?

Page 5

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions,



please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

https://smithfieldcity.org/sites/default/files/fileattachments/community_development/page/2751/zoning_oct_2023.pdf

When did the last zoning map or text amendment occur?

Ordinance 22-30 January 11, 2023

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

There are 547 units that were processed as a Master Plan Community or Planned Unit Development through the Planning Commission and City Council that are currently available to build (that haven't applied for a permit).



Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Both the Planned Unit Development and Master Plan Community zones add unit density. The total added density for these zones within city limits is 392 units, that equates to a 27% increase in density. 148 units available to build (that haven't applied for a permit) would be 148 units.

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

There are 57 residential lots that have been approved to be built on, however they haven't pulled a permit. These constitute standard residential lots that don't need Council approval.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

After approval of a final plat (typically associated with a project phase). It is recorded with the county and after specific subdivision payments, they are allowed to start building the public utilities and infrastructure. Said utilities and infrastructure are accounted for and verified at the time that each permit is reviewed and approved. They are, however, periodically inspected and or tested prior to completion. There are 391 total units that are approved, entitled and have access to utilities and infrastructure.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Higher than normal home prices have slowed the permit application process both among single family attached homes and townhomes. In terms of residential subdivisions with approved higher density (MPC and PUD), there has been more public clamor than normal, the amount of clamor depends on



the specific to the location in the city. The public complaints are the same as they have been in the past. Higher density brings lower value, higher crime, added traffic, etc. We haven't seen problems with infrastructure, developers are building out to the approved phase limits.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The previous year and the existing city council saw more approval of growth. This was bolstered by a newer municipal code that allowed for more density than typically seen. Prior to Covid 19, there was substantial amounts of growth based on developer request, lower interest rates and home prices. Although the growth, post pandemic has been consistent, higher prices in land, building material and labor shortages have decreased the amount of applications and construction.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of conditional use permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

39 total internal units are accounted for.

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

0 permits applied for a detached accessory apartment.



Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

8 Permits issued for internal accessory apartments.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

Internal ADU applications are consistently regular. The city has passed a code that allows for detached ADU's, we have yet to receive any applications to build.

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Reporting technical assistance, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

We work on proposed strategies year around. However the reporting period is only three months. That is a very small time frame to get all strategies approved through the Planning Commission and Council. Unless I am mistaken, we will have to figure out our strategies earlier than June and start the process in advance of the report.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.



Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Our objective was to further amend and improve a recent zone that facilitates the production of Moderate-Income Housing. A 'Master Plan Community' zone was created to increase density, while allowing for standard single-family lots. We have made modifications to and fine-tuned the zone to allow for more types of housing. The timing for said modifications was by December 2023, which has been accomplished as written.

The purpose of the additional zone was to allow for smaller lots to be created, which increases density, while maintaining the requirement of home ownership. We will continue to modify and tweak the requirements of the zone, so that it can be used to create more affordable housing.

3. What page in the submitted plan can this be found?

Page three of the Moderate-Income Housing portion of the general plan.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

We added the requirement for more types of home types to be used in the preliminary design, which allows the developer more flexibility in layout design.

We also simplified the density bonuses so that they would be clearer to understand. We are in the process of altering the verbiage that requires a preliminary plan to be reviewed as part of the rezone request.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The main land use decision that was made was to specify and increase the required home types to be used in the code. Once implemented, developers found it simpler to utilize the awkward spaces and create a layout that would improve density and efficiency in the overall design.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

There were very little barriers that kept us from implementing changes to the Master Plan Community code. The planning commission and city council have expressed a desire to continue modifying and developing the code in the future in an ongoing desire to improve efficiency and use.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households



displaced during redevelopment, changes in rents, etc.

When the code was first implemented and as we have been making changes to the requirements, there was a substantial increase in final plat approval, and in turn applications for permits.

However, in the last six to eight months, the economy has been dictating higher pricing for both the land and the home cost, regardless of the type of home. This has slowed the overall process of permitting applied for in the city.

8. Links to supporting documentation (Optional)

[https://smithfield.municipalcodeonline.com/book?type=ordinances#name=17.81_MASTER_PLANNED_COMMUNITY_\(MPC\)_ZONE](https://smithfield.municipalcodeonline.com/book?type=ordinances#name=17.81_MASTER_PLANNED_COMMUNITY_(MPC)_ZONE)

Attachment to supporting documentation (Optional)

2023 Moderate Income Actions_Strategy A.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes



the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The approach for this strategy was twofold. We wanted to make detached accessory dwellings allowed in specific locations in the city and remove any impact fees that weren't absolutely necessary for those units. We also wanted to make internal accessory apartments more accessible and attainable.

3. What page in the submitted plan can this be found?

Page three of the Moderate-Income Housing portion of the general plan.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

We first went through the process of creating a specific code that combines both internal units and detached units. Detached accessory dwelling units are now allowed in all single-family residential areas.

In addition, the storm water and park impact fees have been removed from all detached unit construction. The water and sewer impact fees have remained based on the code that requires the same connections to the main system.

Internal accessory apartment construction does not require impact fees within the city. We have put together a packet that lists all the necessary building code changes needed for internal units to simplify the process.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

After the city council approved detached units in all single-family zones, multiple changes were made to the code to ensure that any proposed units were constructed properly and in the correct locations. The intention behind allowing detached units to be built in residential areas was to increase the amount of inexpensive rental units in the city.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No major barriers were encountered during the implementation process.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Prior to implementation, there were multiple requests made for detached units to be allowed. Staff received numerous calls and visits to ask if the ordinance has been decided and codified yet. After it was past, we haven't had one person actually use it, even though, as written, it would work for many of the requesting individuals.

That being said, I am confident that it will be used as time goes on and specific economic situations make it the most feasible option.

8. Links to supporting documentation (Optional)

https://smithfieldcity.org/sites/default/files/fileattachments/community_development/page/2881/2023_moderate_income_report_actions.pdf

Attachment to supporting documentation (Optional)
2023 Moderate Income Actions_Strategy E.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

In this strategy, we proposed to remove the storm water and review fees if the applicant or the applicant's client could comprehensively prove, that their income was 30% to 50% of the state documented AMI (Area Median Income) for Cache Valley Utah.

3. What page in the submitted plan can this be found?

Page three of the Moderate-Income Housing portion of the 2023 general plan.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

We resolved to reduce specific impact fees, placed on moderate income housing, as defined as, any residential dwelling that is constructed where the owner can show documentation that they earn between 30% to 50% of Cache Valley Utah AMI (Area Median Income).



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Once the strategy was implemented into the plan, we notified several developers that do work in Smithfield City of our intent. There was one developer (Neighborhood Housing Solutions) who stated that a small portion of their clients could use the reduction in impact fees.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

During the proposal and discussion phase of implementation, there was some hesitancy in removing all storm water fees. Although this fee supplements the maintenance of all storm water in the public domain, it is if less essential to sewer and water expenses in the city. It was determined that this would be acceptable, and we would allow for the option if it was applied for.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

As with the previous strategy, we saw very little interest in or applications to utilize this arrangement. We started to inquire within the development community as to why this wasn't applied for as a part of the zoning clearance and permit process.

We were given to understand that although there were a few individuals or families that could meet the requirements, that the necessary paperwork and verification that was required did not offset the time and effort required to reduce



the impact fees.

8. Links to supporting documentation (Optional)

<https://smithfieldcity.org/comdev>

Attachment to supporting documentation (Optional)
2023 Moderate Income Actions_Strategy L.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



South Jordan city

Who is filling out this report?

Steven Schaefermeyer

Director of Planning

sschaefermeyer@sjc.utah.gov

801-446-4357

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

<https://www.sjc.utah.gov/DocumentCenter/View/6411/Amendment-to-the-Moderate-Income-Housing-Implementation-Plan-July-2024>

Link to general plan, moderate income housing element:

<https://www.sjc.utah.gov/DocumentCenter/View/813/Appendix-A---South-Jordan-Moderate-Income-Housing-Plan-November-2019-PDF>

Link to website where general plan is posted:

<https://www.sjc.utah.gov/334/Planning-Zoning>

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.



This is what HCD will use to review progress made and compliance with the implementation plan each year.

2020

- The City Council approved Ordinance 2020-10 amending the requirements for accessory dwelling units (ADUs), which clarified and streamlined the City's existing ADU regulations. (City staff approves ADUs administratively and there is no requirement for a public hearing.) At that time, the South Jordan City Municipal Code ("City Code") already permitted internal ADUs in almost all single-family zones, detached ADUs in some single-family zones, and ADUs in the City's largest mixed-use zone where the Daybreak planned community is located.
- After passing Ordinance 2020-10, the Planning Commission and the City Council discussed with City staff additional ideas and changes that would have expanded where ADUs are permitted in the City. The City put these discussions on hold until after the 2021 legislative session because the City wanted to see the outcome of HB 82 (2021) before making additional changes to the City's ADU regulations.
- The City approved 34 ADU applications. (The ADUs reported for each year in the Plan do not include detached ADUs that the City has approved in Daybreak. The Daybreak ADUs are approved according to a different process under the 2003 Daybreak Master Development Agreement.)

2021

- The City Council approved Ordinance 2021-16, which made additional changes to the City's ADU regulations to meet the new state requirements (HB 82).
- City staff began discussing with the developers of the Daybreak community (the "Daybreak Developer") changes to the community's ADU regulations, which are not subject to HB 82.
- The City began more formally tracking and sharing ADU permit approval numbers.
- The City approved 25 ADU applications.

2022

- City staff continued discussing with the Daybreak Developer changes to the ADU regulations, and agreed on a path towards developing and agreeing on standards for permitting more ADUs than are already permitted in the development.



- The City approved 42 ADU applications not including detached ADUs in Daybreak.

2023

- City staff continued to meet with the Daybreak Developer to discuss the expanding opportunities to build ADUs in the Daybreak development. These discussions led Daybreak to draft a pattern book that would regulate ADUs and expand the types of residential lots and structures in the community that could accommodate an ADU. City staff reviewed the pattern book and provided comments. City staff also clarified that any changes to Daybreak's ADU regulations requires an amendment to the Daybreak Master Development Agreement ("Daybreak MDA").
- The City approved 38 ADU applications.
- Between 2012 and the end of 2023, the City approved 245 ADU applications.

IMPLEMENTATION:

2024

- Work toward long-term ADU solution for Daybreak.
 - o City staff will provide a brief summary to the Daybreak Developer regarding the current ADU regulations under the City's Planned Community (PC) Zone and Daybreak MDA.
 - o City staff will work with the Daybreak Developer to finalize their ADU pattern book and discuss possible amendments to the Daybreak MDA.
- Advertise ADU changes and report ADU permits.
 - o City staff will finalize its draft illustrative guide to reflect changes to the City's detached ADU regulations. This illustrative guide will help residents and elected officials understand the City's ADU regulations.
 - o City staff will post the guide on the City's website and promote it on the City's social media accounts.
 - o City staff will continue to track and report ADU permit numbers by year.
- Consider additional modifications to the City's ADU requirements.
 - o City staff will research additional changes to the City's Accessory Dwelling Unit Floating Zone, particularly expanding opportunities for and streamlining regulations of detached ADUs.
 - o City staff will schedule time with the Planning Commission and City Council to discuss potential changes, and if changes are warranted, a timeline



for adopting those changes.

What page in the submitted plan can this be found?

1 (2024 Implementation Plan Amendment)

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

G'

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

TIMELINE:

2020

- The City drafted an amendment to its General Plan to include two subarea plans. One of the subareas is the Jordan Gateway area, which includes a FrontRunner station and one bus line.
- The City continued discussions about development opportunities in the town center area of the Daybreak community called "Downtown Daybreak," which is entitled to build a variety of housing types (apartments, condominiums, and other attached housing and small-lot residential) along the existing TRAX



Red Line.

- The City approved various types of detached and attached housing in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 2,549 existing and approved residential units (731 small-lot SF, 803 townhomes, 227 condominiums and 788 apartments).

2021

- The City Council approved the two subarea plans, including the Jordan Gateway area. The Jordan Gateway subarea plan proposes allowing additional housing near an existing bus route and FrontRunner station, and repurposing existing parking lots for additional development.
- The City's discussions regarding the development of Downtown Daybreak were reenergized by the new Daybreak Developer, the Larry H. Miller Group, and plans for Downtown Daybreak began to solidify. These plans include a significant number of entitled housing units near the existing and planned TRAX Red Line stations.

- The City approved 77 townhomes, 50 condominiums and 400 apartments in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 3,076 existing and approved residential units (731 small-lot SF, 880 townhomes, 277 condominiums and 1,188 apartments).

2022

- The City's continuing discussions regarding the development of Downtown Daybreak led the City and Daybreak Developer to draft an application for a Housing and Transit Reinvestment Zone ("Daybreak HTRZ"). The Daybreak HTRZ will jumpstart the development of more than 100 acres in Downtown Daybreak, which is situated along one future and two existing TRAX stations. Among other things, the HTRZ proposes more than 4,700 residential units, with more than 10% of those units being affordable.
- The City began reviewing a development proposal called "Altitude" that would add approximately 187 attached residential units to the Jordan Gateway subarea. If approved, this proposal will lay the groundwork for additional housing development in the subarea.
- City staff discussed with the City Council possible changes to the City's Planned Development (PD) Floating Zone. The PD Floating Zone is the City's primary tool for allowing multifamily residential development in infill properties throughout the City, including near major transit investment corridors.

2023

- In March the Governor's Office of Economic Development formed a HTRZ



committee, which unanimously approved the Daybreak HTRZ.

- City staff continued to work closely with the Daybreak Developer to realize the Downtown Daybreak plan by beginning its review of various permits for phase one of Downtown Daybreak and working collaboratively to solve public infrastructure challenges as they arise.
- In July, the Planning Commission approved the preliminary plat for phase one of Downtown Daybreak.
- The City continued to review and discuss the Altitude development proposal that would add approximately 187 attached residential units to the Jordan Gateway subarea.
- City staff continued to work on a draft for changes to the PD Floating Zone with plans to present the draft to the Planning Commission and City Council at the beginning of 2024.
- The City approved 10 condominiums and 326 apartments in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 3,412 existing and approved residential units (731 small-lot SF, 880 townhomes, 287 condominiums and 1,514 apartments).

IMPLEMENTATION:

2024

- Continue partnering with Daybreak to develop and implement plans for Downtown Daybreak and the Daybreak HTRZ.
 - o The City will continue to work collaboratively with the Daybreak Developer to review and approve City land use applications and permits required to build and implement the Downtown Daybreak plan, including the affordable housing aspects of the Daybreak HTRZ, and work through the various public infrastructure challenges a development that size encounters.
- Consider changes to the PD Floating Zone.
 - o City staff will present proposed changes for further discussion and possible adoption to the Planning Commission and City Council.

What page in the submitted plan can this be found?

3 (2024 Implementation Plan Amendment)

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No".



Please make sure you have entered all information up to this point.)

Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

H

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

TIMELINE:

2020-2023

- When a development, housing or otherwise, is proposed in an area near transit, the developer and City staff review the parking requirements and identify opportunities for reduced parking. During the approval process, parking can be reduced by approval of the City Council or through creating shared parking agreements (see City Code §§ 16.26 and 17.70).
- City staff researched parking statutes in other cities with similar characteristics and discussed adjusting parking ratios and adding flexibility to ensure residential projects are not over parked on a case-by-case basis.

IMPLEMENTATION:

2024-2025

- o Strengthen the existing parking reduction ordinance.
- o City staff will discuss the "Parking and Access" chapter of the City Code and its research of parking standards with the Planning Commission and City Council during the third or fourth quarter of 2024, and follow up that discussion with a proposed text amendment by the end of 2024 or beginning of 2025.



What page in the submitted plan can this be found?

5 (2024 Implementation Plan Amendment)

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

J

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

TIMELINE:

2022

- City staff discussed possible changes to the City's PD Floating Zone with the City Council. The PD Floating Zone is the City's primary tool for incentivizing moderate income units in new developments.
- Shoreline PD Zone
 - o In March the City Council first discussed a PD Floating Zone that incentivizes moderate income housing units on approximately 191 acres of rehabilitated water reclamation property near Utah 111 (a.k.a. Bacchus Highway) called Shoreline.
 - o The zoning process creates a new unique mixed-use zone that provides flexibility for the developer to respond to the changes in the housing market,



and build more than 1,600 housing units of a wide variety.

- o After its discussions with the City Council, the Shoreline developer submitted an application to create the Shoreline PD Zone, and City staff began its formal review. City staff continued discussing the Zone with the developer, but progress slowed because of discussions about the realignment of U-111 and related studies.

2023

- The City continued to work with the Utah Department of Transportation and landowners regarding the realignment of U-111 and the effect it would have on planned housing in the area and the Shoreline PD Zone. After some of the major issues were resolved, the Shoreline developer submitted a revised zoning proposal and City staff began its review of the revised proposal.
- After additional discussions with the City Council, the Shoreline developer revised its zoning proposal to include minimum residential project densities of 20 units per acre near the intersection of 11800 South and U-111 to support the possibility of adding transit to the area in the future. The mixed-use zone also allows ADUs in addition to the over 1,600 primary dwelling units that can be built in the Shoreline PD Zone.
- In November, the City Council approved the Shoreline PD Zone.

IMPLEMENTATION:

2024

- Consider changes to the PD Floating Zone.
 - o City staff will present proposed changes for further discussion and possible adoption to the Planning Commission and City Council.
- Continue partnering with the Shoreline developer to develop and implement the Shoreline PD Zone plans.
 - o The City will sign a development agreement with the Shoreline developer.
 - o The City will continue to work collaboratively with the Shoreline developer to coordinate planned changes to U-111 and review and approve land use applications and permits within the Shoreline PD Zone.

What page in the submitted plan can this be found?

6 (2024 Implementation Plan Amendment)



Would you like to submit an additional strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)

Yes

Strategy 5

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

P

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

TIMELINE:

2020

- The City opened its Down Payment Assistance Program to employees, using funds set aside for moderate-income housing from the City's Redevelopment Agency ("RDA"). The City later opened this Program to anyone qualifying as low- and moderate-income. The Program seeks to give assistance to households who otherwise would not be able to become homeowners, while ensuring home ownership as a long-term successful goal.
- The City's Community Development Block Grant ("CDBG") collaborated with Assist, a local non-profit that provides home repairs to low- and moderate-income households.
- The City used RDA funding to provide rental assistance through a community partner, Utah Community Action ("UCA"). This kept low- and moderate-income families housed during the pandemic. The City also uses its CDBG money to fund rental assistance through UCA.

2021

- In 2019, the City collaborated with Ivory Homes to use RDA funds to



provide nine units designated as workforce housing that are deed-restricted to low- and moderate-income families. Ivory completed the units and sold them to nine families, a mix of qualified City and school district employees.

2022

- The City Council approved an infill residential project with 30 residential units and required the developer to seek funding from the RDA for at least three low- to moderate-income, deed-restricted units.
- The CDBG program continues to fund projects to improve walkability and quality of life in low- and moderate-income qualifying neighborhoods.
- The City began serious discussions with a developer to build a senior center and a large "for rent" housing development on property owned by the City using millions of RDA funds (the "Senior Housing Project"). The Senior Housing Project is planned to have deeply affordable units that would be deed- and low-income restricted.

2023

- The City announced Ivory Innovations as its partner for the Senior Housing Project, and in May Ivory Innovations presented a concept of the Project to the City Council.
- The City submitted a rezone application for the Senior Housing Project that included a concept plan showing a proposed 17,000 square foot senior center and 138 senior housing units, including 104 that will be dedicated as affordable.
- In September the City hosted a neighborhood open house to answer questions and receive feedback from the community. After the open house, City officials and Ivory Innovations quickly began exploring how to address the many concerns that they heard from residents of the adjacent neighborhoods.

IMPLEMENTATION:

2024

- Continue partnership with Ivory Innovations to build the Senior Housing Project.
 - o City officials will continue to work with Ivory Innovations to address community concerns about the Senior Housing Project and explore all options for addressing those concerns.
 - o City staff will maintain consistent communication with Ivory Innovations and establish clear benchmarks and timelines to ensure the Senior Housing



Project is progressing from concept, to approval and then to construction.

2024-2025

- Seek City Council and RDA Board approval of the Senior Housing Project.
- o City staff will make necessary changes to the pending rezone application that reflect any solutions to neighborhood concerns that City officials and Ivory Innovations are able to propose.
- o City staff will schedule required public hearings for the Senior Housing Project, prepare the necessary information and documents, and seek necessary recommendations and approvals from the Planning Commission and City Council.
- o City staff will draft a RDA funding agreement for the income restricted units in the Senior Housing Project and seek necessary approvals from the RDA Board to finalize the agreement with Ivory Innovations.

What page in the submitted plan can this be found?

7 (2024 Implementation Plan Amendment)

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 6

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

W

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.



This is what HCD will use to review progress made and compliance with the implementation plan each year.

TIMELINE:

2022

- Prior to the adoption of Utah Code § 10-9a-403.1, the City developed the area around the South Jordan FrontRunner Station, which area is now defined as a station area that is approximately half in South Jordan and half in Sandy. Development of this station area included partnerships with the Utah Transit Authority
- The portion of this station area in South Jordan already contains the following uses:

Uses	Quantity	Unit of Measurement
Warehouse/Flex	90,000	Sq. Ft.
Retail/Restaurant	40,000	Sq. Ft.
Instruction/Training	20,000	Sq. Ft.
Manufacturing	310,000	Sq. Ft.
Office	739,000	Sq. Ft.
Hotel	552	Rooms
Multifamily Residential	684	Units
Car Dealership	3	Lots
Church	2	Buildings
Protected Open Space	75 (approx.)	Acres

- The City's continuing discussions with the Daybreak Developer led to the Daybreak HTRZ application. Daybreak's current zoning and entitlements, along with the plans associated with the Daybreak HTRZ meet the requirements and intent of Utah Code § 10-9a-403.1.

2023

- In May South Jordan submitted an approved resolution to Wasatch Front Regional Council ("WFRC") for the 4800 W Old Bingham Hwy TRAX Station ("4800 W Station") that outlined previous actions the City took and the impracticability of redeveloping the station area.
- In August the WFRC Regional Growth Committee ("RGC") approved the resolution for the 4800 W Station, which was the first of its kind reviewed by



the RGC and satisfied the station area plan (SAP) requirement for the 4800 W Station.

- City staff continued work on another resolution that is more complex and involves three existing TRAX stations and one future TRAX station located in or adjacent to the Downtown Daybreak.
- City staff communicated with adjacent communities where there are shared station areas and joint planning may be possible.

IMPLEMENTATION:

2024

- City staff will work with WFRC to hire a consultant to finish all the required SAPs or SAP resolutions.
 - o City staff/City's consultant will collect all existing land use plans and agreements that are applicable to station areas in the City to incorporate them in the creation of SAPs or SAP resolutions that outline prior action or impracticability.
 - o City staff/City's consultant will begin drafting SAPs or SAP resolutions for stations areas where a full-scale plan is impracticable or unnecessary.

2025

- The City Council will adopt all SAPs or SAP resolutions by the deadline established by State law, and submit the SAPs or SAP resolutions to the RGC for approval.
 - o City staff/City's consultant will present all SAPs or SAP resolutions to the City Council for its approval.
 - o City staff/City's consultant will present all SAPs or SAP resolutions to the RGC for its approval.

What page in the submitted plan can this be found?

9 (2024 Implementation Plan Amendment)

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No



Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://southjordancity.maps.arcgis.com/apps/webappviewer/index.html?id=d03aad060260475db28085dcd33afb67>

When did the last zoning map or text amendment occur?

May 21, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are



entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

9,747

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

260

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

109

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

1,239

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic



constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Unlike other communities, extending or making public infrastructure available is not generally a barrier in South Jordan. Most of the barriers we see in the private sector that keep developers from developing their entitled units include business strategies, financing challenges, market absorption, capacity of developers to build all of their units, and changes in the housing market.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Daybreak accounts for many of the units described in the first and fourth question. The City's data was compiled by comparing detailed GIS data with other available data sources the City maintains.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other

ADU Permit administered by the Planning Department

Total known number of Accessory Dwelling Units recorded as of the report submission date:

265 (approved by the City between 2023 and 07/30/24, and not including many Daybreak ADUs)

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

N/A



Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

N/A

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

35

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing supply data, Housing needs data, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

It would be helpful if state statute and DWS reporting forms, rules or interpretations did not change every year.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

TIMELINE:

2020

- The City Council approved Ordinance 2020-10 amending the requirements for accessory dwelling units (ADUs), which clarified and streamlined the City's existing ADU regulations. (City staff approves ADUs administratively and there is no requirement for a public hearing.) At that time, the South Jordan City Municipal Code ("City Code") already permitted internal ADUs in almost all single-family zones, detached ADUs in some single-family zones, and ADUs in the City's largest mixed-use zone where the Daybreak planned community is located.

- After passing Ordinance 2020-10, the Planning Commission and the City Council discussed with City staff additional ideas and changes that would have expanded where ADUs are permitted in the City. The City put these discussions on hold until after the 2021 legislative session because the City wanted to see the outcome of HB 82 (2021) before making additional changes to the City's ADU regulations.

- The City approved 34 ADU applications. (The ADUs reported for each year in the Plan do not include detached ADUs that the City has approved in Daybreak. The Daybreak ADUs are approved according to a different process under the 2003 Daybreak Master Development Agreement.)

2021

- The City Council approved Ordinance 2021-16, which made additional



changes to the City's ADU regulations to meet the new state requirements (HB 82).

- City staff began discussing with the developers of the Daybreak community (the "Daybreak Developer") changes to the community's ADU regulations, which are not subject to HB 82.
- The City began more formally tracking and sharing ADU permit approval numbers.
- The City approved 25 ADU applications.

2022

- City staff continued discussing with the Daybreak Developer changes to the ADU regulations, and agreed on a path towards developing and agreeing on standards for permitting more ADUs than are already permitted in the development.
- The City approved 42 ADU applications not including detached ADUs in Daybreak.

2023

- City staff continued to meet with the Daybreak Developer to discuss the expanding opportunities to build ADUs in the Daybreak development. These discussions led Daybreak to draft a pattern book that would regulate ADUs and expand the types of residential lots and structures in the community that could accommodate an ADU. City staff reviewed the pattern book and provided comments. City staff also clarified that any changes to Daybreak's ADU regulations requires an amendment to the Daybreak Master Development Agreement ("Daybreak MDA").

- The City approved 38 ADU applications.
- Between 2012 and the end of 2023, the City approved 245 ADU applications.

IMPLEMENTATION:

2024

- Work toward long-term ADU solution for Daybreak.
 - o City staff will provide a brief summary to the Daybreak Developer regarding the current ADU regulations under the City's Planned Community (PC) Zone and Daybreak MDA.
 - o City staff will work with the Daybreak Developer to finalize their ADU pattern book and discuss possible amendments to the Daybreak MDA.



- Advertise ADU changes and report ADU permits.
 - o City staff will finalize its draft illustrative guide to reflect changes to the City's detached ADU regulations. This illustrative guide will help residents and elected officials understand the City's ADU regulations.
 - o City staff will post the guide on the City's website and promote it on the City's social media accounts.
 - o City staff will continue to track and report ADU permit numbers by year.
- Consider additional modifications to the City's ADU requirements.
 - o City staff will research additional changes to the City's Accessory Dwelling Unit Floating Zone, particularly expanding opportunities for and streamlining regulations of detached ADUs.
 - o City staff will schedule time with the Planning Commission and City Council to discuss potential changes, and if changes are warranted, a timeline for adopting those changes.

3. What page in the submitted plan can this be found?

1 (2024 Implementation Plan Amendment)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Accessory Dwelling Unit ("ADU") Modifications:

In November and December 2023, the City of South Jordan Planning Department staff ("Planning Staff") prepared a summary of state and City of South Jordan (the "City") ADU regulations, drafted a proposed amendment to the City's ADU regulations and held a series of discussions and trainings with other City staff. The goal of the summary and the trainings was to educate other City staff about ADUs, ensure consistent application of ADU regulations, and to receive feedback before presenting the proposal to the South Jordan Planning Commission (the "Planning Commission") and the South Jordan City Council (the "City Council").

The changes to City ADU regulations that Planning Staff drafted proposed expanding where detached ADUs could be built throughout the City. The South Jordan City Municipal Code (the "City Code") prior to the modifications



explained below allowed detached ADUs only within agricultural zones and the largest single-family zone (R-1.8 Zone). Additionally, lots within those zones had to meet a minimum lot requirement to be eligible for a detached ADU. The proposed changes Planning Staff prepared extended the ability for owners of single-family homes throughout all residential single-family zones to build detached ADUs so long as their lots met the minimum lot requirements. This proposed change greatly expands where detached ADUs can be built throughout the City.

During the City Council's March 5, 2024 study meeting Planning Staff discussed moderate income housing strategies with the City Council, including previewing a later discussion about ADUs. Then, during the City Council's March 19, 2024 study meeting Planning Staff discussed its research and the proposed changes to the City's ADU regulations with the City Council. On March 26, 2024, Planning Staff had a similar discussion with the Planning Commission. Once Planning Staff received input from the Planning Commission and City Council, it prepared the ADU regulations amendment for public hearings.

On April 23, 2024, Planning Staff presented the proposed changes (Ordinance 2024-10) to the Planning Commission during a public hearing, and the Planning Commission unanimously voted to recommend that the City Council approve Ordinance 2024-10. On May 21, 2024, Planning Staff presented Ordinance 2024-10 to the City Council during a public hearing and the City Council unanimously approved the ordinance.

Advertise ADU Modifications:

With the passage of Ordinance 2024-10, Planning Staff will finalize the ADU illustrative guide for residents and post the document to the City's website. In the meantime, Ordinance 2024-10 is codified in the City Code, and a link to the specific City Code section is on the Planning Department webpage.

ADUs in Daybreak:

During this reporting period City staff continued to discuss regulation of ADUs in the Daybreak community and whether more properties could include an ADU considering that Daybreak is located in a mixed-use zone (the Planned-Community Zone), has unique residential development patterns and small residential lot sizes. Although ADUs on certain properties in Daybreak have been allowed since the City Council approved the Daybreak Master Development Agreement (the "Daybreak MDA") in 2003, the City and Daybreak's owner and developer Larry H. Miller Real Estate (the "Daybreak Developer") have been discussing how to potentially expand where ADUs may be built in new and existing single-family homes throughout Daybreak.

Planning Staff continued to work with the Daybreak Developer by reviewing and providing corrections to the draft pattern book that would better regulate ADUs



and expand the types of residential lots and structures in the community that could accommodate an ADU. On September 21, 2023, Planning Staff met with the Daybreak Developer to provide more information regarding the Daybreak MDA and the process to change the Daybreak MDA. Also during this reporting period, City staff has worked with the Daybreak Developer to resolve specific questions and situations related to proposed ADUs in Daybreak.

The Daybreak Developer attended the March 19, 2024 City Council meeting where Planning Staff discussed ADU regulations with the City Council, including answering questions about how ADUs are regulated in Daybreak and by the Daybreak MDA. City staff followed up that discussion by meeting with the Daybreak Developer on April 25, 2024, to answer additional questions about Daybreak's current ADU regulations and the Daybreak MDA. During that meeting the City and Daybreak Developer agreed that the topic would be added to the growing list of possible MDA amendments. The Daybreak Developer followed up that meeting in June 2024 by clarifying to its builders and the Daybreak Home Owners Association how ADUs are regulated throughout Daybreak.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

On April 23, 2024, the Planning Commission held a public hearing regarding Ordinance 2024-10. The ordinance greatly expands where detached ADUs may be built throughout the City's single-family zones. The Planning Commission unanimously voted to recommend that the City Council approve Ordinance 2024-10. On May 21, 2024, the City Council held a public hearing regarding Ordinance 2024-10 and unanimously approved the ordinance. Ordinance 2024-10 is in addition to previous City Code amendments the City Council approved in 2020 and 2021 that made the City's approval of ADUs more efficient and ADUs available to more single-family homeowners.

During this reporting period, Planning Staff approved 35 ADUs. (This number does not include all detached ADUs approved in Daybreak, which are not generally required a separate ADU permit, and the City has not tracked ADUs in Daybreak since development began in 2023.) The majority of these ADUs are approved by Planning Staff and do not require a public meeting or hearing. The only time a public hearing is required is when a homeowner proposes a detached ADU that exceeds the City's maximum detached ADU size requirement, or the City's detached accessory building maximum height and bulk requirements.

Between 2012 and July 30, 2024, the City approved 265 ADU applications (not



including detached ADUs built in Daybreak).

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

There is a lot happening and significant building occurring in Daybreak. The City and the Daybreak Developer are partnering to overcome many challenges to make sure current development is orderly and public facilities and infrastructure are in place to accommodate that growth. Although the City plans to continue talks about expanding what residential properties in Daybreak can accommodate ADUs, it cannot unilaterally make the necessary changes to the Daybreak MDA. Both the City and Daybreak Developer must agree to amend the Daybreak MDA. As more of the Daybreak HTRZ is completed, and other development projects are further along throughout Daybreak, the City anticipates that the ADU conversation with the Daybreak Developer, including specific changes to the Daybreak MDA, will progress.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

After the City expanded where detached ADUs can be built (see Ordinance 2024-10) there was a small uptick in applications to build detached ADUs. Planning staff expects that this increase will continue as more people learn of the change.

One challenge with measuring the market response is that the state law definition of internal ADU includes that the ADU is created "for the purpose of offering a long-term rental of 30 consecutive days or longer." (See Utah Code § 10-9a-520(1)(a)(iii).) Relying on a builder's or homeowner's intent is a poor regulatory substitute for regulating the physical nature of what is being built.



Even where homeowners are allowed an ADU permit, many claim the separated living unit they want to build or have already built is not for rent to avoid the City's permit requirement. In other words, under the state's definition something that looks like an internal ADU—living unit that is completely separated from the primary living unit by a physical barrier—may not be classified as an ADU if the applicant simply states the unit will not be for rent. This results in far fewer new ADU permits in the City than the actual number of internal ADUs being built. This dynamic further skews the City's understanding of what is happening in the community, including the market response to ADU regulation.

8. Links to supporting documentation (Optional)

https://southjordan.municipalcodeonline.com/book?type=ordinances#name=17.130.030:_ACCESSORY_DWELLING_UNIT_FLOATING_ZONE

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

TIMELINE:

2020

- The City drafted an amendment to its General Plan to include two subarea plans. One of the subareas is the Jordan Gateway area, which includes a FrontRunner station and one bus line.
- The City continued discussions about development opportunities in the town center area of the Daybreak community called "Downtown Daybreak," which is entitled to build a variety of housing types (apartments, condominiums, and other attached housing and small-lot residential) along the existing TRAX Red Line.
- The City approved various types of detached and attached housing in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 2,549 existing and approved residential units (731 small-lot SF, 803 townhomes, 227 condominiums and 788 apartments).

2021

- The City Council approved the two subarea plans, including the Jordan Gateway area. The Jordan Gateway subarea plan proposes allowing additional housing near an existing bus route and FrontRunner station, and repurposing existing parking lots for additional development.
- The City's discussions regarding the development of Downtown Daybreak were reenergized by the new Daybreak Developer, the Larry H. Miller Group, and plans for Downtown Daybreak began to solidify. These plans include a significant number of entitled housing units near the existing and planned TRAX Red Line stations.
- The City approved 77 townhomes, 50 condominiums and 400 apartments in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 3,076 existing and approved residential units (731 small-lot SF, 880 townhomes, 277 condominiums and 1,188 apartments).

2022

- The City's continuing discussions regarding the development of Downtown Daybreak led the City and Daybreak Developer to draft an application for a Housing and Transit Reinvestment Zone ("Daybreak HTRZ"). The Daybreak HTRZ will jumpstart the development of more than 100 acres in Downtown Daybreak, which is situated along one future and two existing TRAX stations. Among other things, the HTRZ proposes more than 4,700 residential



units, with more than 10% of those units being affordable.

- The City began reviewing a development proposal called "Altitude" that would add approximately 187 attached residential units to the Jordan Gateway subarea. If approved, this proposal will lay the groundwork for additional housing development in the subarea.

- City staff discussed with the City Council possible changes to the City's Planned Development (PD) Floating Zone. The PD Floating Zone is the City's primary tool for allowing multifamily residential development in infill properties throughout the City, including near major transit investment corridors.

2023

- In March the Governor's Office of Economic Development formed a HTRZ committee, which unanimously approved the Daybreak HTRZ.
- City staff continued to work closely with the Daybreak Developer to realize the Downtown Daybreak plan by beginning its review of various permits for phase one of Downtown Daybreak and working collaboratively to solve public infrastructure challenges as they arise.
- In July, the Planning Commission approved the preliminary plat for phase one of Downtown Daybreak.
- The City continued to review and discuss the Altitude development proposal that would add approximately 187 attached residential units to the Jordan Gateway subarea.
- City staff continued to work on a draft for changes to the PD Floating Zone with plans to present the draft to the Planning Commission and City Council at the beginning of 2024.
- The City approved 10 condominiums and 326 apartments in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 3,412 existing and approved residential units (731 small-lot SF, 880 townhomes, 287 condominiums and 1,514 apartments).

IMPLEMENTATION:

2024

- Continue partnering with Daybreak to develop and implement plans for Downtown Daybreak and the Daybreak HTRZ.
 - o The City will continue to work collaboratively with the Daybreak Developer to review and approve City land use applications and permits required to build and implement the Downtown Daybreak plan, including the affordable housing aspects of the Daybreak HTRZ, and work through the various public



infrastructure challenges a development that size encounters.

- Consider changes to the PD Floating Zone.
- o City staff will present proposed changes for further discussion and possible adoption to the Planning Commission and City Council.

3. What page in the submitted plan can this be found?

2 (2024 Implementation Plan Strategy)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Daybreak Housing and Transit Reinvestment Zone ("HTRZ"):

With approval of the Daybreak HTRZ in early 2023, construction in Downtown Daybreak and the Daybreak HTRZ area is in full swing. In addition to the large commercial and entertainment uses that are part of Downtown Daybreak Phase 1, there are 326 residential units currently in various stages of City review, approval and construction. These units, which are within easy walking distance of current and future Daybreak TRAX light rail stations, are an integral part of the development. As housing is constructed, the City anticipates more applications so that the Daybreak Developer can regularly add additional housing to Downtown Daybreak.

City staff meets with multiple Daybreak Developer representatives weekly, and in some cases daily, to discuss current and future development in Downtown Daybreak, review various land use and building applications, and conduct building and infrastructure inspections. The Daybreak Developer also provides updates to the City Council and other City officials about the progress it is making in Downtown Daybreak and the Daybreak HTRZ.

Since January 1, 2024, the City has approved 31 townhomes and 195 apartments in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 3,638 existing and approved residential units (731 small-lot-single-family houses, 911 townhomes, 287 condominiums and 1,709 apartments).

Altitude:

Beginning in October 2023, the City began discussing another unique Planned Development Floating Zone ("PDFZ") that incentivizes moderate income housing in a new development called Altitude. The zone proposes townhomes on a roughly 19-acre property within the South Jordan FrontRunner Station (the



"FrontRunner Station") area. Although the development's design and scope is limited by the property's challenging typography and limited access to public roads, it is also well-positioned to add both for rent and for sale housing to the station area.

The South Jordan Development Review Committee discussed the proposed zone and development during its meeting on January 25, 2024. Following that meeting, the zoning Altitude Developer submitted a complete rezone application on February 22, 2024. During the March 19 and June 4, 2024 City Council study meetings, the Altitude Developer presented the concept for the unique zone to the City Council. During the June 4 meeting, the City Council discussed the desire to require some for sale units in the project, and the Altitude Developer is exploring that idea. The City is excited for the possibility of having a mixed for rent and for sale housing project within the boundaries of the FrontRunner Station area.

Planned Development Floating Zone ("PDFZ"):

The PDFZ is a zoning tool that provides flexibility and results in the creation of a unique zone where affordable housing is incentivized. On August 1, 2023, the City Council passed Resolution R2023-38 that provided notice of potential changes to the PDFZ. During fall 2023, Planning Staff discussed these possible changes and prepared to present the changes to the Planning Commission and City Council at the beginning of 2024. On January 16, 2024, the City Council passed Ordinance 2024-02 amending the PDFZ to clarify the purpose of the zoning tool and the residential density requirements, which do not limit residential densities in Station Area Plan ("SAP") areas.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Daybreak HTRZ:

After the Planning Commission approved the first preliminary plat for Downtown Daybreak on July 11, 2023, the Daybreak Developer received final plat approval and recorded the plat on March 8, 2024. After receiving that first preliminary plat approval, and during this reporting period, the Daybreak Developer began submitting various other applications—more than 20 to date—that are necessary for development of Downtown Daybreak Phase 1. These applications and subsequent approvals, many of which are required to build the proposed housing, include preliminary plats, property line adjustments, site plans, building permits and right-of-way vacations. Among the land use approvals the City has granted over the past reporting period was approval for the new TRAX station that will be built and is planned to be operational in Spring 2025.



Altitude:

The City anticipates that the Altitude Developer will present its application to the Planning Commission and City Council for approval sometime during the next reporting period (August 1, 2024 to July 31, 2025).

PDFZ:

On August 1, 2023, the City Council passed Resolution R2023-38 that provided notice of potential changes to the PDFZ. On January 9, 2024, the Planning Commission held a public hearing regarding Ordinance 2024-02, which clarified the purpose of the zoning tool and the residential density requirements (e.g. no residential density limit in SAP areas). On January 16, 2024, the City Council passed Ordinance 2024-02. This update to the PDFZ clarifies the use of the zone for housing and incentivizes moderate income housing by not limiting residential densities in SAP areas.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Daybreak HTRZ:

It is hard to say that the City has not encountered barriers implementing this strategy because barriers are inherent to such a large and complicated undertaking. That said, despite the barriers and obstacles the City and Daybreak Developer have faced over the past reporting period as they have implemented this strategy, approval of permits, development in Downtown Daybreak Phase 1, and implementation of this strategy is occurring very quickly.

Altitude:

Beyond the expected barriers faced by most land use planning, barriers unique to finalizing the Altitude PDFZ include securing a second access to the property and finalizing the financing for the mixed for rent and for sale product, which is important to the City Council and to providing a variety of housing choices. The City anticipates that the Altitude Developer will get past these barriers during the next reporting period.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Because development is underway and not complete, the City has nothing to report regarding market responses. That said, the City is particularly excited to observe how the market responds to the mixed for rent and for sale multifamily neighborhood planned in the Altitude PDFZ.

PDFZ:

Developers and property owners continue to utilize the PDFZ to create new opportunity for a variety of housing through the City.

8. Links to supporting documentation (Optional)

<https://www.sjc.utah.gov/641/Urban-Center-Bees-Stadium-Project>; <https://downtowndaybreak.com/>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting



period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

TIMELINE:

2020-2023

- When a development, housing or otherwise, is proposed in an area near transit, the developer and City staff review the parking requirements and identify opportunities for reduced parking. During the approval process, parking can be reduced by approval of the City Council or through creating shared parking agreements (see City Code §§ 16.26 and 17.70).
- City staff researched parking statutes in other cities with similar characteristics and discussed adjusting parking ratios and adding flexibility to ensure residential projects are not over parked on a case-by-case basis.

IMPLEMENTATION:

2024-2025

- o Strengthen the existing parking reduction ordinance.
- o City staff will discuss the "Parking and Access" chapter of the City Code and its research of parking standards with the Planning Commission and City Council during the third or fourth quarter of 2024, and follow up that discussion with a proposed text amendment by the end of 2024 or beginning of 2025.

3. What page in the submitted plan can this be found?

5 (2024 Implementation Plan Amendment)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City is following the Implementation Plan timeline and is on track to discuss



changes of the City's parking requirements (South Jordan City Municipal Code §§ 16.26 and 17.70), which already allows reduction of minimum parking standards where it is warranted in a development. In 2024 City staff researched the parking requirements of other cities and reviewed national and regional parking studies and guidebooks. In March 2024 City staff studied and discussed the Utah Parking Modernization Guidebook, and what from that guidance the City should implement. Beginning in fall 2024, City staff will discuss its findings and suggestions with the Planning Commission and City Council, and thereafter schedule public hearings for the City to formally consider strengthening the flexibility that already exists in the City's parking requirements.

In Daybreak, where the majority of the City's land development is occurring, the parking requirements comply with the "modern" standards various state and planning organizations are promoting that Cities adopt. For example, reduced parking requirements near transit, shared parking strategies and street parking spaces are taken into account.

As the Daybreak Developer submitted to the City various site plans and building permits for development in Downtown Daybreak, it became apparent that even with the flexible parking requirements in Daybreak that a district-wide parking strategy and plan was necessary. During the first half of 2024 the City and the Daybreak developer discussed how to account for and manage parking across Downtown Daybreak Phase 1, which includes a large variety of uses from housing to a minor league baseball stadium. By May 2024, the City and the Daybreak Developer agreed on an overall parking strategy that accounts for Daybreak's parking standards, the urban area's access to transit and the mix of uses. It also lays a foundation for future development in the area and a comprehensive system for managing parking.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

As stated in the South Jordan Moderate Income Housing Implementation Plan (the "Implementation Plan"), the City intends to discuss City staff's research related to parking regulations during second half of 2024, and present possible changes to the City's parking regulations by the end of 2024 or beginning of 2025.

The City made land use decisions regarding the Downtown Daybreak Phase 1 parking plan when it approved site plans or amended site plans for various Phase 1 uses in May and June 2024. This dynamic parking plan will ensure appropriate distribution and quantities of parking in Downtown Daybreak. By approaching the urban area as a whole, rather than a piecemeal approach for



each use, the City and Daybreak Developer can ensure direct access to transit, walkability and accommodating cars without overburdening the residential uses with parking requirements and costs.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Time and resources were a barrier to taking more actions to implement portions of this strategy sooner. To ensure compliance with the Implementation Plan timeline, City staff will present its findings and recommendation to the Planning Commission and City Council during the second half of 2024, with possible public hearings scheduled for the end of 2024 or beginning of 2025.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The City has not approved any land use developments outside of Daybreak during the past year that would have relied on the City Code's existing flexibility for reduced or shared parking already allowed by City Code.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?



(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

J

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

TIMELINE:

2022

- City staff discussed possible changes to the City's PD Floating Zone with the City Council. The PD Floating Zone is the City's primary tool for incentivizing moderate income units in new developments.
- Shoreline PD Zone
 - o In March the City Council first discussed a PD Floating Zone that incentivizes moderate income housing units on approximately 191 acres of rehabilitated water reclamation property near Utah 111 (a.k.a. Bacchus Highway) called Shoreline.
 - o The zoning process creates a new unique mixed-use zone that provides flexibility for the developer to respond to the changes in the housing market, and build more than 1,600 housing units of a wide variety.
 - o After its discussions with the City Council, the Shoreline developer



submitted an application to create the Shoreline PD Zone, and City staff began its formal review. City staff continued discussing the Zone with the developer, but progress slowed because of discussions about the realignment of U-111 and related studies.

2023

- The City continued to work with the Utah Department of Transportation and landowners regarding the realignment of U-111 and the effect it would have on planned housing in the area and the Shoreline PD Zone. After some of the major issues were resolved, the Shoreline developer submitted a revised zoning proposal and City staff began its review of the revised proposal.
- After additional discussions with the City Council, the Shoreline developer revised its zoning proposal to include minimum residential project densities of 20 units per acre near the intersection of 11800 South and U-111 to support the possibility of adding transit to the area in the future. The mixed-use zone also allows ADUs in addition to the over 1,600 primary dwelling units that can be built in the Shoreline PD Zone.
- In November, the City Council approved the Shoreline PD Zone.

IMPLEMENTATION:

2024

- Consider changes to the PD Floating Zone.
 - o City staff will present proposed changes for further discussion and possible adoption to the Planning Commission and City Council.
- Continue partnering with the Shoreline developer to develop and implement the Shoreline PD Zone plans.
 - o The City will sign a development agreement with the Shoreline developer.
 - o The City will continue to work collaboratively with the Shoreline developer to coordinate planned changes to U-111 and review and approve land use applications and permits within the Shoreline PD Zone.

3. What page in the submitted plan can this be found?

6 (2024 Implementation Plan Amendment)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

Shoreline:

During this reporting period the City created a unique zone that incentivizes moderate income housing units in a new development called Shoreline (a.k.a. Lark Meadows). Shoreline is a development that will cover over 191 acres of rehabilitated water reclamation property on the City's west side. The zoning process created a unique mixed-use PDFZ that provides flexibility for the developer to respond to changes in the housing market over time and to build affordable housing. The Shoreline PDFZ allows over 1,600 housing units of a wide variety of types, sizes, and lot sizes. The number of units and the variety of unit types incentivizes the developer to build moderate-income housing. Minimum residential project densities of 20 units per gross acre near the intersection of 11800 S and Utah 111 (a.k.a. Bacchus Highway) will support the possibility of adding transit to the area in the future. The mixed-use Shoreline PDFZ also allows accessory dwelling units that will be in addition to the over 1,600 primary dwelling units that can be built in the zone.

During the reporting period Planning Staff worked with the Shoreline Developer to develop the zoning proposal and the associated design guidelines, site design regulations, public improvement standards, street type and design standards, and other zoning regulations unique to the Shoreline PDFZ. After great effort discussing and answering U-111 realignment questions, the City and Shoreline Developer finalized its discussion regarding the zone and associated development, and prepared to present and discuss the rezone application to the South Jordan Planning Commission and City Council.

After holding a public hearing for the rezone application on October 24, 2023, the Planning Commission voted unanimously to recommend to the City Council that it approve the application (Resolution R2023-52 and Ordinance 2023-08-Z). On November 7, 2023, the City Council voted unanimously to approve the Shoreline PD Zone.

PDFZ:

On August 1, 2023, the City Council passed Resolution R2023-38 that provided notice of potential changes to the PDFZ. During fall 2023, Planning Staff discussed these possible changes and prepared to present the changes to the Planning Commission and City Council at the beginning of 2024. On January 16, 2024, the City Council passed Ordinance 2024-02 amending the PDFZ to clarify the purpose of the zoning tool and the residential density requirements, which do not limit residential densities in SAP areas.

5. Describe each land use regulation or land use decision made between August



1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Shoreline:

After holding a public hearing for the Shoreline PDFZ on October 24, 2023, the Planning Commission voted unanimously to recommend to the City Council that it approve the zone (Resolution R2023-52 and Ordinance 2023-08-Z). On November 7, 2023, the City Council voted unanimously to approve the Shoreline PDFZ. With these approvals, the Shoreline Developer is entitled to build housing within the zone area.

PDFZ:

On August 1, 2023, the City Council passed Resolution R2023-38 that provided notice of potential changes to the PDFZ. On January 9, 2024, the Planning Commission held a public hearing regarding Ordinance 2024-02, which clarified the purpose of the zoning tool and the residential density requirements (e.g. no residential density limit in SAP areas). On January 16, 2024, the City Council passed Ordinance 2024-02. This update to the PDFZ clarifies the use of the zone for housing and incentivizes moderate income housing by not limiting residential densities in SAP areas.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Despite the complicated nature of planning a new zone for such a large area, and the questions and uncertainty about the future alignment and design of U-111, the City Council was able to approve the Shoreline PDFZ during this reporting period. Although the land use entitlement and new zoning regulations are in place, before development can begin the Shoreline Developer must complete the multi-million dollar remediation of the property, and finalize the purchase of the property from the South Valley Water Reclamation Facility.

7. Describe the changes observed and any other market responses identified



as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Shoreline:

Once development in Shoreline begins the City will monitor the market response—as much as it is able—and report its observations in future reports.

PDFZ:

Developers and property owners continue to utilize the PDFZ to create new opportunity for a variety of housing through the City.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes



the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

TIMELINE:

2020

- The City opened its Down Payment Assistance Program to employees, using funds set aside for moderate-income housing from the City's Redevelopment Agency ("RDA"). The City later opened this Program to anyone qualifying as low- and moderate-income. The Program seeks to give assistance to households who otherwise would not be able to become homeowners, while ensuring home ownership as a long-term successful goal.
- The City's Community Development Block Grant ("CDBG") collaborated with Assist, a local non-profit that provides home repairs to low- and moderate-income households.
- The City used RDA funding to provide rental assistance through a community partner, Utah Community Action ("UCA"). This kept low- and moderate-income families housed during the pandemic. The City also uses its CDBG money to fund rental assistance through UCA.

2021

- In 2019, the City collaborated with Ivory Homes to use RDA funds to provide nine units designated as workforce housing that are deed-restricted to low- and moderate-income families. Ivory completed the units and sold them to nine families, a mix of qualified City and school district employees.

2022

- The City Council approved an infill residential project with 30 residential units and required the developer to seek funding from the RDA for at least three low- to moderate-income, deed-restricted units.
- The CDBG program continues to fund projects to improve walkability and quality of life in low- and moderate-income qualifying neighborhoods.
- The City began serious discussions with a developer to build a senior center and a large "for rent" housing development on property owned by the City using millions of RDA funds (the "Senior Housing Project"). The Senior Housing Project is planned to have deeply affordable units that would be deed- and low-income restricted.

2023



- The City announced Ivory Innovations as its partner for the Senior Housing Project, and in May Ivory Innovations presented a concept of the Project to the City Council.

- The City submitted a rezone application for the Senior Housing Project that included a concept plan showing a proposed 17,000 square foot senior center and 138 senior housing units, including 104 that will be dedicated as affordable.

- In September the City hosted a neighborhood open house to answer questions and receive feedback from the community. After the open house, City officials and Ivory Innovations quickly began exploring how to address the many concerns that they heard from residents of the adjacent neighborhoods.

IMPLEMENTATION:

2024

- Continue partnership with Ivory Innovations to build the Senior Housing Project.
 - o City officials will continue to work with Ivory Innovations to address community concerns about the Senior Housing Project and explore all options for addressing those concerns.
 - o City staff will maintain consistent communication with Ivory Innovations and establish clear benchmarks and timelines to ensure the Senior Housing Project is progressing from concept, to approval and then to construction.

2024-2025

- Seek City Council and RDA Board approval of the Senior Housing Project.
 - o City staff will make necessary changes to the pending rezone application that reflect any solutions to neighborhood concerns that City officials and Ivory Innovations are able to propose.
 - o City staff will schedule required public hearings for the Senior Housing Project, prepare the necessary information and documents, and seek necessary recommendations and approvals from the Planning Commission and City Council.
 - o City staff will draft a RDA funding agreement for the income restricted units in the Senior Housing Project and seek necessary approvals from the RDA Board to finalize the agreement with Ivory Innovations.



3. What page in the submitted plan can this be found?

7 (2024 Implementation Plan Amendment)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City continues its partnership with Ivory Innovations to plan for and develop a senior center that includes affordable senior housing (the "SHP"). The City's redevelopment agency will invest approximately ten million dollars toward the SHP's affordable housing component.

Initial progress on the SHP in early 2023 led to a proposed design and site location, a formal rezone application on September 5, 2023, and public announcements by the City and Ivory Innovations on September 18 and 19, 2023. After the public announcements, the City and Ivory Innovations published SHP information pages on their respective websites, and began advertising a neighborhood open house that took place on September 27, 2023.

After holding the neighborhood open house on September 27, 2023, the City received significant public input and comment regarding the proposed housing units. The comments ranged from limited support for a senior facility, to absolute opposition to any kind of housing or similar uses on the proposed site. Many individuals pleaded with the City Council to postpone a final decision until after the City could evaluate and consider all alternative options and locations for the SHP.

Following the flood of public input during the open house, the City under the direction of the City Council, continued to evaluate the proposed location along with several alternative sites. First, the City evaluated all City-owned properties as potential alternate locations. Then the City identified several privately owned properties where the City and Ivory Innovations could build the SHP. Through the end of 2023 and throughout 2024 the City has met with multiple property owners and developers to discuss site availability, project suitability, and the possibility of collaborating with the City and Ivory Innovations to make the SHP work at an alternative location. The City Council formally discussed these efforts and possible solutions during meetings on November 7, 2023; December 5, 2023; January 16, 2024; February 6, 2024; February 20, 2024; and May 21, 2024. Additional meetings and efforts to find solutions have been so numerous and informal that they are not outlined in this report. Additionally, many of the private property owners the City has worked with request that those discussions remain confidential until the parties agree to seek rezoning of property and make public proposed agreements.



The City is in the process of attempting to secure a new site despite the factors outside of the City's control that complicate the process. Both the City and Ivory Innovations remain committed to bringing the SHP to fruition (see attached letters). Once the City secures a new site, or returns to the previously proposed site, it will continue the rezone process and enter into all necessary agreements with its partners, including Ivory Innovations.

Because of the complicated nature of a project of this size and scope, on July 16, 2024, the City Council amended the Implementation Plan to update the timeline for implementing this project.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Although there is a pending land use application for the SHP, the City Council has not adopted any land use regulations or made any land use decisions for this strategy yet. The City Council takes seriously its commitment to South Jordan citizens to explore all possible solutions and make the SHP the best that it can be. This is a unique opportunity to make an impact on affordable housing in the City, and the City Council is not taking that responsibility lightly. Once the City secures a new site, or returns to the previously proposed site, it will continue the rezone process and enter into all necessary agreements with its partners, including Ivory Innovations.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

After the public open house on September 27, 2023, the City Council determined it was important not to move forward with the SHP until the City evaluated and considered all alternative options and locations for the SHP. This effort and the discussion about



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Because the SHP remains in the planning stages, City staff has not observed any changes in the market because of the City's efforts to implement this strategy.

8. Links to supporting documentation (Optional)

<https://www.sjc.utah.gov/638/South-Jordan-Senior-Center-Project#:~:text=The%20new%20dedicated%20Senior%20Center,104%20being%20rent%2Drestricted%20units;https://www.calltoinnovations.org/south-jordan-senior-living>

Attachment to supporting documentation (Optional)
Senior Housing Letters of Commitment.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)

Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

W

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes



the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

TIMELINE:

2022

- Prior to the adoption of Utah Code § 10-9a-403.1, the City developed the area around the South Jordan FrontRunner Station, which area is now defined as a station area that is approximately half in South Jordan and half in Sandy. Development of this station area included partnerships with the Utah Transit Authority

- The portion of this station area in South Jordan already contains the following uses:

Uses	Quantity	Unit of Measurement
Warehouse/Flex	90,000	Sq. Ft.
Retail/Restaurant	40,000	Sq. Ft.
Instruction/Training	20,000	Sq. Ft.
Manufacturing	310,000	Sq. Ft.
Office	739,000	Sq. Ft.
Hotel	552	Rooms
Multifamily Residential	684	Units
Car Dealership	3	Lots
Church	2	Buildings
Protected Open Space	75 (approx.)	Acres

- The City's continuing discussions with the Daybreak Developer led to the Daybreak HTRZ application. Daybreak's current zoning and entitlements, along with the plans associated with the Daybreak HTRZ meet the requirements and intent of Utah Code § 10-9a-403.1.

2023

- In May South Jordan submitted an approved resolution to Wasatch Front Regional Council ("WFRC") for the 4800 W Old Bingham Hwy TRAX Station ("4800 W Station") that outlined previous actions the City took and the



impracticability of redeveloping the station area.

- In August the WFRC Regional Growth Committee (“RGC”) approved the resolution for the 4800 W Station, which was the first of its kind reviewed by the RGC and satisfied the station area plan (SAP) requirement for the 4800 W Station.
- City staff continued work on another resolution that is more complex and involves three existing TRAX stations and one future TRAX station located in or adjacent to the Downtown Daybreak.
- City staff communicated with adjacent communities where there are shared station areas and joint planning may be possible.

IMPLEMENTATION:

2024

- City staff will work with WFRC to hire a consultant to finish all the required SAPs or SAP resolutions.
 - o City staff/City’s consultant will collect all existing land use plans and agreements that are applicable to station areas in the City to incorporate them in the creation of SAPs or SAP resolutions that outline prior action or impracticability.
 - o City staff/City’s consultant will begin drafting SAPs or SAP resolutions for stations areas where a full-scale plan is impracticable or unnecessary.

2025

- The City Council will adopt all SAPs or SAP resolutions by the deadline established by State law, and submit the SAPs or SAP resolutions to the RGC for approval.
 - o City staff/City’s consultant will present all SAPs or SAP resolutions to the City Council for its approval.
 - o City staff/City’s consultant will present all SAPs or SAP resolutions to the RGC for its approval.

3. What page in the submitted plan can this be found?

9 (2024 Implementation Plan Amendment)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality’s effort to implement the strategy.

On August 24, 2023 the Wasatch Front Regional Council (“WFRC”) Regional Growth Committee (“RGC”) approved Resolution R2023-10 for the 4800 W Old Bingham Hwy TRAX Station (“4800 W Station”), which satisfied the state’s SAP requirement for that station. The resolution was the first of its kind reviewed and approved by the RGC. Both the resolution and WFRC’s approval of the resolution are attached to this response.

Based on the requirements of Utah Code § 10-9a-403.1, the City’s experience with WFRC approving a SAP resolution for the 4800 W Station, and the City’s prior conversations with WFRC, City staff drafted a resolution outlining “impracticability” and “prior action” that would have completed the SAP requirements for the City’s remaining TRAX stations (one future and two existing Daybreak TRAX stations, and the 5600 W Old Bingham Hwy Station). After approaching WFRC about this resolution, WFRC communicated to the City that it believed the City should draft a SAP for these remaining TRAX stations, and not move forward with the draft resolution. Although the City believes these stations qualify under the “impracticability” and “prior action” analysis included in the state’s SAP requirements, the City decided to follow WFRC’s direction and is now pursuing a full SAP for the remaining TRAX stations.

In April 2024, City staff applied to WFRC for SAP Technical Assistance Funding. On April 30, 2024, WFRC awarded the City funding to complete a SAP for the Daybreak TRAX stations and for the FrontRunner Station. After receiving the award, the City worked with WFRC staff to prepare and release a request for proposals (the “RFP”). The RFP outlined a scope that requires the synthesis of the City’s prior actions in Daybreak including approving existing land use entitlements, transit-supportive development and the more recent Daybreak HTRZ. The RFP scope for the Daybreak stations focuses on the synthesis of existing and planned affordable housing, market-rate housing, road networks, active transportation infrastructure, and commercial and entertainment development. The RFP scope for the FrontRunner SAP outlines a more traditional SAP, though the FrontRunner station area is largely built-out and has many constraints for future development.

In July 2024, WFRC and the City chose a consultant team to lead the SAP efforts for the TRAX stations and the FrontRunner station. The City expects to kick off the project in August 2024, with completion of the TRAX SAP before 2025 and the FrontRunner SAP in early 2025. This effort will include all necessary coordination with stakeholders and adjacent municipalities, and will result in SAPs that comply with state law. After the City Council adopts the SAPs at the end of 2024 and beginning of 2025, the City will present the SAPs to the RGC for approval in 2025.

On July 16, 2024, the City Council amended the Implementation Plan to reflect



this change in direction and resulting timeline.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City Council has not adopted a land use regulation or made a land use decision to implement this strategy during this reporting period, though it did receive RGC approval during this reporting period. After the City Council adopts the SAPs in 2024 and 2025, it will adopt necessary land use regulations and decisions to implement the SAPs. That said, the TRAX stations SAP is unlikely to suggest any land use regulations because of the unique nature of the Daybreak development's land use entitlements and Daybreak MDA. Except for administrative land use decisions approving subdivisions, site plans and building permits in Daybreak, it is unlikely the City Council will adopt land use regulations or make other land use decisions affecting Daybreak. Daybreak's land use entitlements and the Daybreak MDA have been around for more than two decades and the City Council cannot unilaterally amend them or change the development that is planned or underway around these transit stations.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

As explained previously, the City had intended to adopt a resolution during this reporting period for the existing and future TRAX stations in Daybreak. After discussing this with WFRC, however, the City decided to follow WFRC's direction to draft and adopt a SAP for the stations instead. Although the City is confident these stations qualify under the "impracticability" and "prior action" analysis in the state's SAP law, the City respects its partners, WFRC and the Utah Transit Authority, and is now pursuing SAPs for all remaining South Jordan transit stations. Because of this change, the City was not able to adhere to every element outlined in the Implementation Plan timeline, which the City Council has now amended to reflect that change.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The City has not observed market changes in the station areas. City staff hopes that the process of engaging landowners and other stakeholders in the FrontRunner Station SAP area will lead to market changes there. Market changes in the Daybreak station ar

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
4800 W Bingham Hwy Station SAP Resolution Approval.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



South Ogden city

Who is filling out this report?

Matt Dixon

City Manager

mdixon@southogdencity.gov

801-622-2702

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

https://cms7files.revize.com/southogden/document_center/Planning%20&%20Zoning/AMND%205_21_2024%20South%20Ogden%20General%20Plan%20Complete.pdf#page=103

Link to general plan, moderate income housing element:

https://cms7files.revize.com/southogden/document_center/Planning%20&%20Zoning/AMND%205_21_2024%20South%20Ogden%20General%20Plan%20Complete.pdf#page=103

Link to website where general plan is posted:

https://cms7files.revize.com/southogden/document_center/Planning%20&%20Zoning/AMND%205_21_2024%20South%20Ogden%20General%20Plan%20Complete.pdf

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

P

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.



A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Analyze the feasibility to develop moderate-income housing on the city-owned property at 40th and Evelyn. (Spring 2025)

Seek LIHTC funding to help with construction of deeply affordable housing (30% AMI) or other income-restricted housing projects. (Spring 2025)

What page in the submitted plan can this be found?

110

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

K

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

Explore policies that would incorporate/require deed-restricted moderate-income housing units to be incorporated into new projects whenever a development agreement is utilized as a part of the projects' approval. (Spring



2025)

Explore the cost/benefits of establishing a Housing Preservation Fund. (Spring 2025)

Explore cost/benefits of creating a Housing Loss Mitigation Fund for the development or preservation of moderate-income housing. (Spring 2025)

Explore ways to utilize housing funds from the City Center CRA to incentivize landlords to deed-restrict units, subsidize development-related fees, etc. (Spring 2025)

What page in the submitted plan can this be found?

111

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Begin to track building permits and rental licenses related to ADUs (Spring 2023).

Review "Accessory Dwelling Unit" code with City Council and Planning



Commission to determine the feasibility of extending policy to allow for attached and detached ADUs (Winter 2023).

Work with the Planning Commission and City Council on drafting and adopting ADU code amendment (Spring 2024).

What page in the submitted plan can this be found?

112

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

F

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Track the number of new housing units established from the City's form-based code districts (Neighborhood Commercial, Wall Avenue, and South Gateway) to monitor the number of units that qualify as moderate income housings units (Spring 2023 - Winter 2023)



What page in the submitted plan can this be found?

113

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)

Yes

Strategy 5

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

A

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Review and update the zoning code to allow for higher density in redeveloping residential areas (Winter 2023 - Spring 2024).

Work with Planning Commission, Community Development and Renewal Agency (CDRA), and the City Council to modify zoning in anticipation for redevelopment efforts (Spring 2024).

What page in the submitted plan can this be found?

114

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No".



Please make sure you have entered all information up to this point.)

No

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

September 19, 2023

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are



entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

551

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

180

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

0

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic



constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

There are 551 entitled residential units for which building permits have not been pulled in South Ogden City. These units have been entitled via two development agreements. Conversations with the developers of these two apartment projects revealed that the primary reasons for not pulling permits have been rising interest rates and construction costs. They are both hoping that interest rates will improve in the coming year so they can move forward. For now, they have chosen to wait. One of the projects has also been held up due to some litigation they are optimistic will be resolved in the coming months. As a nearly built-out community, the land available for residential development in South Ogden is limited. Easy-to-develop properties tend to have been developed long ago. As a result, only the most difficult-to-develop parcels remain for potential development, most of which tend to be smaller infill properties. Most of the identified sites have not developed due to challenging environmental conditions such as steep slopes, collapsible soils, wetlands, and adjacencies to streams and water bodies. Others have not developed because they are too small to develop. The presence of overhead utility lines and difficult water, sewer and other underground utility connections affect some sites, and others are owned by adjacent property owners who are utilizing the properties for parking, urban agriculture or open space purposes. A few of the properties are located on major roadways that limit access opportunities.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The bulk of future development in South Ogden is predicated on the desire and hope that older areas of the city will redevelop into mixed use nodes and districts. This is supported through adopted form-based codes that provide incentives and encouragement for such developments. Since the bulk of properties in these redevelopment zones are currently developed, the potential number of housing units are not included in the calculations presented previously.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.



How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

5

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

4

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

4

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none,



please write N/A.

South Ogden appreciates the training sessions provided through the state's partnership with the Utah League of Cities and Towns, and we recommend that these courses continue and be updated over time. It is helpful to learn from other communities how they are implementing their strategies and the best practices throughout the state. This information helps South Ogden staff and leaders advance our own strategies.

There has been a lot of confusion around the definition of "entitled units." We support additional discussions with the state of Utah and its legislative leaders to better understand what they are looking for. What are they trying to measure? This understanding will help us know how we can better gather the data they need to help formulate policies for the state.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

IMPLEMENTATION MEASURES

Analyze the feasibility to develop moderate-income housing on the city-owned property at 40th and Evelyn. (Spring 2025).

Seek LIHTC funding to help with construction of deeply affordable housing (30% AMI) or other income-restricted housing projects. (Spring 2025)

3. What page in the submitted plan can this be found?

Page 110

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The feasibility for moderate-income housing on the city-owned property at 40th and Evelyn was analyzed by staff and discussed on six separate occasions by the South Ogden City Council. No decisions have been made to date, although it is anticipated that action will be made by the anticipated Spring 2025 implementation date.

Efforts to seek LIHTC funding to help with construction of deeply affordable housing (30% AMI) or other income-restricted housing projects have been limited to date, although efforts are still on-going. Once contact efforts have been completed, discussions with the City Council will be undertaken to determine the feasibility of such efforts and supported actions. It is anticipated that these efforts will be complete by the anticipated Spring 2025 implementation date.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There were no land-use decisions that impacted the implementation of the strategy. However, the City Council did agreed to move forward with the creation of a Small Area Plan for this area. This plan will enable the city to take a more microscopic look at how these properties may be redeveloped (conceptually), the most likely types of commercial and residential uses (based on market analysis and data), and the economic impacts associated with



redevelopment of this area (including housing funds generated to support this strategy).

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Challenges include limited staff time and small annual funds generated through the City Center Community Reinvestment Area. These are further complicated by the 20-year tax-increment generation timetable, which does not provide immediate funding resources to deal with immediate moderate income housing needs. Additionally, redevelopment of this area has proven to be challenging due to unique topographical conditions, the existence of many small parcels that would need to be purchased and consolidated for substantial redevelopment, and the area's proximity to Riverdale Road (where most commercial retailers and businesses want to be located).

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The city is not aware of any significant changes or market responses as a result of this strategy to date. As tax increment continues to be generated over time, it is anticipated that there will be a response both locally and regionally.



8. Links to supporting documentation (Optional)

https://cms7files.revize.com/southogden/document_center/Agendas%20&%20Minutes%20-%20OCC/2024/240430CC_PCMin.pdf The time stamp when they make the decision to create a Small Area Master Plan a priority is at 01:43:10

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

K

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

IMPLEMENTATION MEASURES

Explore policies that would incorporate/require deed-restricted moderate-income housing units to be incorporated into new projects whenever a development agreement is utilized as a part of the projects' approval. (Spring 2025)

Explore the cost/benefits of establishing a Housing Preservation Fund. (Spring



2025)

Explore cost/benefits of creating a Housing Loss Mitigation Fund for the development or preservation of moderate-income housing. (Spring 2025)

Explore ways to utilize housing funds from the City Center CRA to incentivize landlords to deed-restrict units, subsidize development-related fees, etc. (Spring 2025)

3. What page in the submitted plan can this be found?

Page 111

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Efforts have focused on Implementation Measures 2 and 3. South Ogden retained the services of a law student from the University of Wyoming, who, over several months, analyzed and provided recommendations on the feasibility of establishing a Housing Preservation Fund in South Ogden City. The results of this study are still being analyzed, with the anticipation that discussions will be undertaken with the city council by the Spring 2025 deadline to determine a path forward. The results of these efforts will be dovetailed with the exploration of potential deed-restricted moderate-income housing units as part of future development agreements (Implementation Measure 1), and the potential utilization of housing funds from the City Center CRA (Implementation Measure 2), with discussions and decisions by the City Council regarding feasibility and specific actions by the Spring 2025 target date.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land-use regulations or decisions have been made that impact the implementation of this strategy during the reporting period.

6. What barriers were encountered by the county or municipality between



August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

South Ogden does not have a full-time planner, which requires creative solutions to address the implementation measures (working with a law student, for example). The lack of a full-time planner is a significant deterrence, nevertheless. We are pleased to report that the City Council recently approved hiring a full-time planner, which we expect will be completed soon. We anticipate this change will help us meet our planning needs in the future, including our Moderate-income Housing strategies.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The city is not aware of any market responses based on this strategy.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
University of Wyoming - Ben Wall Research Paper (2).docx

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

IMPLEMENTATION MEASURES

Begin to track building permits and rental licenses related to ADUs (Spring 2023).

Review "Accessory Dwelling Unit" code with City Council and Planning Commission to determine the feasibility of extending policy to allow for attached and detached ADUs (Winter 2023).

Work with the Planning Commission and City Council on drafting and adopting ADU code amendment (Spring 2024).

3. What page in the submitted plan can this be found?

Page 112

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Building permits and rental licenses related to ADUs have been tracked throughout the reporting period and will continue to be tracked annually.

The South Ogden Accessory Dwelling Unit Zoning Ordinance was revised and



eventually adopted on December 5, 2023, permitting internal, attached and detached ADUS in all residential districts of the city. The ordinance has since been modified to include modified setback requirements for detached units in order to be better aligned with other residential ordinance requirements on March 19, 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The South Ogden Accessory Dwelling Unit Zoning Ordinance was revised and eventually adopted on December 5, 2023, permitting internal, attached and detached ADUS in all residential districts of the city. The ordinance has since been modified to include modified setback requirements for detached units in order to be better aligned with other residential ordinance requirements on March 19, 2024. These changes provide a full and flexible range of ADU options for all residential zones and are anticipated to help meet the long-term moderate-income needs of the city.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

There were few if any barriers for meeting this strategy, which was met by generally positive responses from the planning commission, city council and the public. Although not necessarily a barrier, the city now realizes that more public education and awareness will be necessary in the future to help residents understand that they can build ADU's and the rules and regulations that govern them. More public education and awareness will be a part of the city's plan moving forward.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This



question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since the ordinance changes are new, market changes have been limited. The city anticipates greater interest in the coming years as more people become aware of the new ordinance allowing ADUs in the city. Additionally, as more ADU projects are built, the city will have more data related to how this new ordinance impacts housing affordability in South Ogden, and the cost/benefit to private homeowners considering adding ADU's at their homes.

8. Links to supporting documentation (Optional)

https://cms7files.revize.com/southogden/document_center/Ordinances/2023/Ordinance%2023-21%20-%20Amending%20ADU%20Ordinance%20-%2005%20Nov%2023.pdf https://cms7files.revize.com/southogden/document_center/Ordinances/2024/Ordinance%2024-02%20-%20Amending%20ADU%20Ordinance%20-%2002%20Feb%2024.pdf

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:



- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

IMPLEMENTATION MEASURES

Track the number of new housing units established from the City's form-based code districts (Neighborhood Commercial, Wall Avenue, and South Gateway) to monitor the number of units that qualify as moderate-income housings units (Spring 2023 - Winter 2023).

3. What page in the submitted plan can this be found?

114

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

There has been significant development of new housing units within the form-based code districts since establishment. As indicated in the attached spreadsheet, a total of 1,538 housing units have been approved, 1,283 of which are apartments and the remaining 255 are townhomes. Of these, 983 units have been developed, and 551 have been entitled and are either under construction or have not yet pulled building permits. Of the 983 constructed units, 594 (60.43%) meet the Weber County 80% AMI target (\$1,679/month) based on rental tracking records undertaken.

The existing and approved housing within the form-based code re-development areas is significant, helping to meet our targets for meeting affordable housing needs in the community. We consider the zoning changes to be a significant success story. We will continue tracking results in coming years to further gauge future housing developments in the form-based code redevelopment areas.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There have been minor changes to the form-based code since initial adoption.



These have focused on adjustments and "tweaks" to help address anticipated shortcomings of the original codes. These include city code amendments clarifying angled parking requirements, second driveways requirements, internal, attached and detached ADU requirements, and amendments revising setback requirements for ADUs.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Limited staff and resources to housing development within the form-based code redevelopment areas. Additionally, rising construction costs and interest rates have made it more difficult for developers to finance and construct new housing projects. This information was gathered as a part of the city's market analysis and conversations with developers with entitled projects that have not moved forward with construction.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

There has been significant redevelopment interest within the form-based code redevelopment areas since adoption of the recently updated general plan and implementation of the form-based codes. Prior to these changes new housing development was limited to small, low-density infill and similar developments. There have been some challenges getting commercial services established as part of the new housing projects, which is critical for establishing the redeveloped portions of the city as mixed-use nodes.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
FBC Developments Data 07.05.2024 (1).xlsx

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

IMPLEMENTATION MEASURES

Review and update the zoning code to allow for higher density in re-developing residential areas (Winter 2023 - Spring 2024).

Work with Planning Commission, Community Development and Renewal Agency (CDRA), and the City Council to modify zoning in anticipation for redevelopment efforts (Spring 2024).



3. What page in the submitted plan can this be found?

114

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

South Ogden City continuously reviews and updates the zoning code to ensure mixed use and high-density residential development and redevelopment is facilitated. During the reporting period several modifications and changes were made to the form-based codes, ranging from minor tweaks to clarify the development intent and facilitate project development, to larger changes initiated to promote the formation of a new City Center and associated higher density housing. Examples include revisions to the parking requirements to facilitate higher-density residential development, to the adoption of Catalytic Projects for achieving the vision within the form-based code districts as outlined in the South Ogden General Plan.

To facilitate catalytic projects in the redeveloping City Center, staff facilitated a joint planning commission/city council workshop, which included a presentation on similar redevelopment efforts in Millcreek City presented by Millcreek City and WFRC staff.

City staff will continue to monitor and adjust the codes to encourage higher density and affordable housing options on a continuous, ongoing basis.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Adoption of revised parking requirements to facilitate higher-density development within the form-based code districts.

Adoption of Catalytic Projects priority list to facilitate higher-density growth and development that is aligned with the updated South Ogden General Plan vision.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.



Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

There have been few barriers encountered as part of on-going form-based code review and adjustments process.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since the zoning adjustments were recently implemented, few market responses have been documented.

8. Links to supporting documentation (Optional)

https://cms7files.revize.com/southogden/document_center/Agendas%20&%20Minutes%20-%20CC/2024/240430CC_PCMin.pdf [https://cms7files.revize.com/southogden/document_center/Ordinances/2023/Ordinance%2023-17%20-%20Amending%20SOC%20for%20Angled%20Parking%](https://cms7files.revize.com/southogden/document_center/Ordinances/2023/Ordinance%2023-17%20-%20Amending%20SOC%20for%20Angled%20Parking%20)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@



utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



South Salt Lake city

Who is filling out this report?

Eliza Ungricht

Deputy Community Development Director

eungricht@sslc.gov

801-483-6013

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://sslc.maps.arcgis.com/apps/instant/basic/index.html?appid=b01159337af74d0696e155df756fe439>



When did the last zoning map or text amendment occur?

05/08/2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

1,390

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

45

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

3

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

3

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The biggest barrier to developing these units has been the finance market. Most of the projects have been on hold since the interest rates went up. We have had some projects that have decided to do a phased approach, so some projects have started pull permits.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

In October 2023, the SoDo Multi-family project was fully entitled. This project is located at 2191 S 300 West is a 1,245 unit development, which is the city's largest multi-family development to date. This project is one that is currently on hold due to the financing market. Additionally, South Salt Lake is all built out and there are very little brownfield or vacant sites that are available for housing.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.



How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

4

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

3

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

3

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Model ordinances, Case studies for strategies, Reporting technical assistance, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none,



please write N/A.

The state has an important role to play in convening local government leaders to expand knowledge of housing needs, resources and best practices. Another key role is in expanding resources that will address moderate income housing funding gaps.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Identify areas of the city with appropriate infrastructure, amenities, and services to support detached accessory dwelling units; and work with the South Salt Lake City Council and appropriate South Salt Lake City Staff to create and implement an ordinance for detached accessory dwelling units in residential zones by 2024.



3. What page in the submitted plan can this be found?

81

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

We had a timeline to complete a detached ADU ordinance by 2024. On February 7, 2024, the City Council adopted an ordinance that approved permits for internal and external ADUs in specific residential zones if certain standards are met. As part of this ordinance staff researched best practices, reviewed other cities' ADU ordinances, and reviewed parking standards, rental practices, design standards, and typical lot size standards within the city. Staff drafted the ordinance, and held work meetings, Public Meetings, and Public Hearings with the Planning Commission and City Council.

South Salt Lake has met this implantation timeline. This ordinance was adopted in early 2024 and residents in the R1 (single family) and RM (Residential Multiple) land use districts on lots larger than 6,000 square feet, are now eligible to have an internal and external ADU.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Planning Commission reviewed and recommended an ordinance to the City Council, during the January 17, 2024 Planning Commission meeting. The Council passes the ordinance allowing internal and external ADUs on February 7, 2024.

This ordinance permits ADUs within certain residential zones. This ordinance allows residents who live in the R1 or the RM land use districts with more than 6,000 SF of property to be eligible for an internal or external ADU. The adoption of this ordinance meets the timeline that was outlined in the Moderate Income Housing Implementation Plan.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement



their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

There were some concerns that ADUs would be turned into short-term rentals (STR), even though STR are prohibited in an ADU. There was also some concern some council members that we were either require too much or too little off-street parking.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We have had 11 people reach out asking if seeing if their property is eligible for an ADU, out of those 5 of the properties meet the minimum standards in the code. We have received two building permits to construct or convert an existing space into an ADU.

8. Links to supporting documentation (Optional)

<https://sslc.gov/DocumentCenter/View/1945/Ord-2024-01-Amending-Title-17-for-ADU-Design-and-Permitted-Use-Standards>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

- Coordinate with Wasatch Front Regional Council on developing and adopting station area plans for the Meadowbrook, Millcreek, and Central Pointe UTA TRAX Stations, as well as the 500 East, 300 East, and South Salt Lake City S-Line stops. At least four of these station area plans will be completed by December 31, 2025.

- Revisit annually and revise as appropriate South Salt Lake's transit-oriented development (TOD) land use plans, policies, and zoning provisions to measure effectiveness and consistency with the goals of the general plan and with the moderate income housing strategies outlined here. Primary methods should include:

- Revisiting TOD boundaries;
- Reviewing current residential density maximums; and
- Promoting transit supportive design and appropriate density to leverage transit oriented development along TRAX, streetcar, and key bus hubs; and
- Revisit annually and revise as appropriate South Salt Lake's commercial zone policies and zoning provisions to measure effectiveness and consistency with the goals of the general plan and with the moderate income housing strategies outlined here. Primary methods should include:
 - Evaluating potential locations for higher residential densities in commercial zones, primarily guided by the future land use map in the General Plan;
 - Carefully excluding areas that have the highest potential as thriving commercial hubs; and
 - Evaluating potential incentive-based policies to attract moderate to low-income housing developments.



3. What page in the submitted plan can this be found?

81

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Since August 1, 2023, SSL has been working on a Station Area for our Downtown District, called "SSL Downtown Connect". This area encompasses both the Central Pointe TRAX stop and the South Salt Lake S-Line stop. Between August and January, we had regular bi-monthly meetings with the consultant. We are now in the beginning stages of reviewing the first draft of the plan. Additionally, on June 19, 2024, SSL was awarded \$100,000 from WRFC for the Station Area Plan Technical Assistance program. This money will be used to help fund the Meadowbrook Station Area Plan.

Since August 1, 2023, SSL has also been working on a scope for a zoning RFP. This RFP will include an update to our Downtown, East Streetcar, TOD, and TOD-Core land use districts. City staff started the process of updating the Downtown and East Streetcar land use district codes but did not have the dedicated manpower to complete the updates. This is why we have pivoted and have started on an RFP so a consultant can come in and finish the updates.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

A land use decision has not yet been made but is expected to be made in 2025 as part of the consultant's work. Additionally, we anticipate that WFRC will provide a Certificate of Compliance for our SSL Downtown Connect Station Area Plan, by the end of 2024.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community



from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The consultants working on our Central Pointe station area plan have been slower than we have anticipated. We had some staffing changes within the Planning department, which delayed the Downtown and East Streetcar land use update.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No market responses have been observed. We anticipate there will be market changes once the Downtown, East Streetcar and TOD land use district code section has been updated.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023



and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

- Revisit annually and revise as appropriate South Salt Lake's transit-oriented development (TOD) land use plans, policies, and zoning provisions to measure effectiveness and consistency with the goals of the general plan and with the moderate income housing strategies outlined here;

- Consider permitting tandem parking in appropriate areas;

- Revisit annually and revise as appropriate South Salt Lake's current parking reduction requirements; and

- Revisit an plan includes a policy updates section that includes a parking standards section.

3. What page in the submitted plan can this be found?

81

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Since August 1, 2023, SSL has been working on a Station Area for our Downtown District, called "SSL Downtown Connect". This area encompasses both the Central Pointe TRAX stop and the South Salt Lake S-Line stop. Between August and January, we had regular bi-monthly meetings with the consultant. We are now in the beginning stages of reviewing the first draft of the plan.

Since August 1, 2023, SSL has also been working on a scope for a zoning RFP. This RFP will include an update to our Downtown, East Streetcar, TOD, and TOD-Core land use districts. City staff started the process of updating the Downtown and East Streetcar land use district codes but did not have the dedicated manpower to complete the updates. This is why we have pivoted and have



started on an RFP so a consultant can come in and finish the updates.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

A land use decision has not yet been made, but is expected to be made in 2025 as part of the consultant's work.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The consultants working on our Central Pointe station area plan have been slower than we have anticipated. We had some staffing changes within the Planning department, which delayed the Downtown and East Streetcar land use update.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No market responses have been observed. We anticipate there will be market changes once the Downtown, East Streetcar and TOD land use district code section has been updated.

8. Links to supporting documentation (Optional)



Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

Q

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
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Create a housing and transit reinvestment zone surrounding the Central Pointe TRAX Station by 2024.

3. What page in the submitted plan can this be found?

81

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

Staff worked with a consultant to draft the HTRZ application. This included regular meetings with our consultants who drafted the application. There were a few meetings where we included the Central Pointe Station Area Plan consultants a few times so there was some consistency between the two plans because they are both in the same area of the city. Closer to the committee meeting date we had regular meetings with our communications team to prepare for the meeting.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

On November 15, 2023, the RDA held a meeting and heard a presentation about the HTRZ application. On December 20, 2023, South Salt Lake had its HTRZ Committee Meeting and received unanimous approval from the committee.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Coordinate with Wasatch Front Regional Council and other appropriate agencies on developing and adopting station area plans for the Meadowbrook, Millcreek, and Central Pointe UTA TRAX Stations, as well as the 500 East, 300 East, and South Salt Lake City S-Line stops. At least four of these station area plans will be completed by December 31, 2025.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households



displaced during redevelopment, changes in rents, etc.

A couple of the projects in the HTRZ are starting the permitting process, while the City finalizes the HTRZ Tax Increment Reimbursement Policy. Other entitled projects outside of the HTRZ are at a complete standstill because they cannot get financing. We anticipate that once the HTRZ Tax Increment Reimbursement Policy is finalized that more of the projects within the boundary area will come into the City to work on the entitlement applications and building permit applications.

8. Links to supporting documentation (Optional)

<https://sslc.gov/DocumentCenter/View/1756/SSL-Downtown-HTRZ-Application?bidId=>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

V

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;



ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

South Salt Lake is making meaningful progress toward meeting these timelines. Currently, the staff is reviewing the first draft of the Central Pointe Station Area Plan, which encompasses the Central Pointe TRAX Station and the South Salt Lake S-Line stop. Staff is also working on an RFP for a zoning code update that will include the TOD land use district.

3. What page in the submitted plan can this be found?

81

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Since August 1, 2023, SSL has been working on a Station Area for our Downtown District, called "SSL Downtown Connect". This area encompasses both the Central Pointe TRAX stop and the South Salt Lake S-Line stop. Between August and January, we had regular bi-monthly meetings with the consultant. We are now in the beginning stages of reviewing the first draft of the plan. Additionally, on June 19, 2024, SSL was awarded \$100,000 from WRFC for the Station Area Plan Technical Assistance program. This money will be used to help fund the Meadowbrook Station Area Plan.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

A land use decision has not yet been made but is expected to be made in 2025 as part of the consultant's work. Additionally, we anticipate that WRFC will provide a Certificate of Compliance for our SSL Downtown Connect Station Area Plan, by the end of 2024.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in



describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The consultants working on our Central Pointe station area plan have been slower than we have anticipated.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No market responses have been observed. We anticipate there will be market changes once the Central Pointe Station Area Plan is completed and the Downtown code has been updated.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



South Weber city

Who is filling out this report?

Lance Evans

Community Development Manager

levans@southwebercity.com

801-479-3177

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

<https://southwebercity-my.sharepoint.com/:b:/p/levans/ET1ykCF9IOhDqX4LvOKsW-IBOs7cJkrUr8OV2u74mcl0w?e=Rqa4Rs>

Link to general plan, moderate income housing element:

<https://southwebercity.com/general-plan/>

Link to website where general plan is posted:

<https://southwebercity.com/general-plan/>

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

B

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.



This is what HCD will use to review progress made and compliance with the implementation plan each year.

First Quarter 2023 - Adoption of Transportation Master Plan

Second Quarter 2023 - Adoption of Water Capital Facilities Plan

Third Quarter 2023 - Adoption of Sewer Capital Facilities Plan

Third Quarter 2023 - Update Storm Water Capital Facilities Plan

First Quarter 2024 - Begin Process of updating City's General Plan looking at areas of moderate-income housing and the impact to the infrastructure associated with those areas.

Fourth Quarter 2025 - Adopt Updated General Plan with infrastructure needs.

What page in the submitted plan can this be found?

2

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made



and compliance with the implementation plan each year.

Fall 2022 - Study options for allowing detached accessory dwelling units.

Winter 2023 - Discuss with City Council and Planning Commission the options that are available to allow detached accessory dwelling units.

Spring 2023 - Begin crafting a draft ordinance for detached accessory dwelling units.

Spring 2023 - Take the draft ordinance through the process.

What page in the submitted plan can this be found?

2-3

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

L

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

- Beginning in September 2024 - Analyze the financial impacts of moderate density housing units and moderate income housing units to roads, utilities



(water, sewer) police and fire services to South Weber City.

- January 2025 - city staff will prepare a recommendation to the city council for reducing impact fees related to moderate income housing based on the impact fee study.
- Starting in May 2025 the council will review city staff recommendations for reducing impact fees and consider the reductions for adoption.
- 2025 to 2026 - The city will monitor the dwelling unit impacts and costs for all residential dwelling units and to determine if there is an increase in the number of moderate income housing units constructed in the city and if the impact fee reductions is having the desired effect.

What page in the submitted plan can this be found?

3

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

Spanish Fork city

Who is filling out this report?

Mary Martin

Development Coordinator

mmartin@spanishfork.org

801-804-4574

Initial Report Section



Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

[https://go.boarddocs.com/ut/spanishfork/Board.nsf/files/D2P2ZQ70C681/\\$file/EXE%20ORD%2003-2024%20for%20the%20Moderate%20Income%20Housing%20Element%20of%20the%20General%20Plan.pdf](https://go.boarddocs.com/ut/spanishfork/Board.nsf/files/D2P2ZQ70C681/$file/EXE%20ORD%2003-2024%20for%20the%20Moderate%20Income%20Housing%20Element%20of%20the%20General%20Plan.pdf)

Link to general plan, moderate income housing element:

https://www.spanishfork.org/docs/CommDev/Planning/Moderate_Income_Housing_Plan.pdf

Link to website where general plan is posted:

https://www.spanishfork.org/departments/community_development/planning/city_general_plan.php

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

A

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

2024.1 Complete update to the Land Use Element of the General Plan and identify areas that are appropriate for moderate income housing.

2024.2 Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.

2024.3 Develop a new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.



2024.4 City Council adoption of new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.

2024.5 City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.

2025.1 City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.

2025.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.

2026.1 City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.

2026.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.

2027.1 City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.

2027.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.

2028.1 City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.

2028.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.

What page in the submitted plan can this be found?

8

Would you like to submit an additional strategy?



(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

2024.1 In addition to Ordinance No. 12-19 passed on June 18, 2019, Spanish Fork City will develop a public outreach program to promote the benefits of accessory dwelling units.

2024.2 Spanish Fork City will execute public outreach program by utilizing social media, the City's website, written collateral, and other resources.

2024.3 Perform annual review of the number of accessory dwelling units created.

2025.1 Spanish Fork City will continue public outreach program by utilizing social media, the City's website, written collateral, and other resources.

2025.2 Update zoning language as needed based on an annual review and direction from City Council.

2025.3 Perform annual review of the number of accessory dwelling units created.

2026.1 Spanish Fork City will continue public outreach program by utilizing social media, the City's website, written collateral, and other resources.

2026.2 Update zoning language as needed based on an annual review and direction from City Council.

2026.3 Perform annual review of the number of accessory dwelling units created.

2027.1 Spanish Fork City will continue public outreach program by utilizing social



media, the City's website, written collateral, and other resources.

2027.2 Update zoning language as needed based on an annual review and direction from City Council. 2027.3 Perform annual review of the number of accessory dwelling units created.

2028.1 Spanish Fork City will continue public outreach program by utilizing social media, the City's website, written collateral, and other resources.

2028.2 Update zoning language as needed based on an annual review and direction from City Council.

2028.3 Perform annual review of the number of accessory dwelling units created.

What page in the submitted plan can this be found?

8-9

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

F

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

2024.1 Complete update to the Land Use Element of the General Plan and identify areas that are conducive to commercial or mixed use development and



transportation corridors that are also appropriate for moderate income housing.

2024.2 Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.

2024.3 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2025.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2025.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.

2026.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2026.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.

2027.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2027.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.

2028.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2028.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.

What page in the submitted plan can this be found?

9

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes



Strategy 4

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

G'

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

2024.1 Complete update to the Land Use Element of the General Plan and identify areas that are conducive to commercial or mixed use development and transportation corridors that are also appropriate for moderate income housing.

2024.2 Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.

2024.3 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2025.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2025.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.

2026.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2026.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.

2027.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and



transportation corridors.

2027.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.

2028.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2028.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.

What page in the submitted plan can this be found?

9-10

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

J

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

2024.1 Develop a new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new



developments.

2024.2 City Council adoption of new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.

2024.3 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.

2025.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.

2025.2 Update zoning language as needed based on an annual review and direction from City Council.

2026.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.

2026.2 Update zoning language as needed based on an annual review and direction from City Council.

2027.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.

2027.2 Update zoning language as needed based on an annual review and direction from City Council.

2028.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.

2028.2 Update zoning language as needed based on an annual review and direction from City Council.

What page in the submitted plan can this be found?

10

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes



Strategy 6

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

○

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

2024.1 Meet with the Housing Authority of Utah County Director to explore options for obtaining funds to preserve or create new moderate income housing in Spanish Fork.

2025.1 Develop a plan with the Housing Authority of Utah County on how to obtain and deploy funds to preserve or create new moderate income housing in Spanish Fork according to selected option(s).

2026.1 Meet with the Housing Authority of Utah County Director to collaborate on how to solicit funds to preserve or create new moderate income housing in Spanish Fork.

2026.2 Deploy funds as needed in accordance with the plan.

2026.3 As needed, update plan on the solicitation and deployment of funds for the preservation and creation of moderate income housing in Spanish Fork based on an annual review and direction from City Council.

2027.1 Meet with the Housing Authority of Utah County Director to collaborate on how to solicit funds to preserve or create new moderate income housing in Spanish Fork.

2027.2 Deploy funds as needed in accordance with the plan.

2027.3 As needed, update plan on the solicitation and deployment of funds for the preservation and creation of moderate income housing in Spanish Fork



based on an annual review and direction from City Council.

2028.1 Meet with the Housing Authority of Utah County Director to collaborate on how to solicit funds to preserve or create new moderate income housing in Spanish Fork.

2028.2 Deploy funds as needed in accordance with the plan.

2028.3 As needed, update plan on the solicitation and deployment of funds for the preservation and creation of moderate income housing in Spanish Fork based on an annual review and direction from City Council.

What page in the submitted plan can this be found?

11

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 7

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

P

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

2024.1 Identify the fund balance and anticipated future revenues for monies being collected via the Redevelopment Agency for the purpose of providing



moderate income housing.

2025.1 Develop a plan to deploy funds that have been collected to provide moderate income housing.

2026.1 Deploy funds that have been collected to provide moderate income housing in accordance with the plan approved by the City Council.

2026.2 Update plan to deploy funds as needed based on an annual review and direction from City Council.

2027.1 Deploy funds that have been collected to provide moderate income housing in accordance with the plan approved by the City Council.

2027.2 Update plan to deploy funds as needed based on an annual review and direction from City Council.

2028.1 Deploy funds that have been collected to provide moderate income housing in accordance with the plan approved by the City Council.

2028.2 Update plan to deploy funds as needed

2028.3 Update plan to deploy funds as needed based on an annual review and direction from City Council.

What page in the submitted plan can this be found?

11-12

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 8

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

Q

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.



A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

2024.1 Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for a Housing and Reinvestment Zone.

2025.1 Coordinate via Mountainland Association of Governments' (MAG) Technical Advisory Committee (TAC) and otherwis

What page in the submitted plan can this be found?

12

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 9

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

V

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

2024.1 Complete Station Area Plan and identify areas within the Plan



boundaries that are appropriate for moderate income housing.

2025.1 Update Station Area Plan as needed based on an annual review and direction from City Council.

2026.1 Update Station

What page in the submitted plan can this be found?

12

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 10

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

W

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

2024.1 Develop a new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.

2024.2 City Council adoption of new zoning option that would allow developers to receive increas



What page in the submitted plan can this be found?

12-13

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)

No

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

zoning tables: https://spanishfork.municipalcodeonline.com/book?type=ordinances#name=15.3.16_Zoning_District_Regulations maps: <https://maps.spanishfork.org/public>

When did the last zoning map or text amendment occur?

River Run Townhomes Expanded Master Plan Development and L&S Commercial



Design Enhancement Overlay zone changes were approved on March 21, 2024.

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

560 units

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

8 units

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc)



and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

2210 units

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

The City does not track this information. Staff does not foresee a limit to the City's ability to provide water, power, and sewer services to new residential developments for several decades. The City is finishing construction on a new wastewater treatment plant that will expand the service capacity for residential and other types of development for the foreseeable future.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Spanish Fork City does not entitle units that we cannot serve. All previously referenced units can be served, and permits will be issued for construction provided that the applicants meet the city's administrative requirements.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The City has approved several residential projects, both single-family and multi-family, over the past year. These are expected to continue moving forward to construction. Some of the noteworthy single-family and multi-family developments with vacant lots include the Arrowhead Subdivision, Vista View, and Meadow Creek Ridge; comprising of 146, 87, and 56 vacant lots respectively.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your



ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

103

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

16

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

N/A

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Case studies for strategies, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or



municipality in implementing the moderate income housing strategies? If none, please write N/A.

N/A

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2024.1 Complete update to the Land Use Element of the General Plan and identify areas that are appropriate for moderate income housing.

2024.2 Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.

2024.3 Develop a new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.



2024.4 City Council adoption of new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.

3. What page in the submitted plan can this be found?

8

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In October of 2023, the City hired a consultant to update the General Plan and create a Station Area Plan. Producing a clear implementation plan for future land uses within Spanish Fork, including those that support the development of moderate income housing, was identified as a major goal of the project. Throughout the process, the City and the consultant held several visioning sessions with both key stakeholders and the public. One of the primary objectives of these meetings was for participants to identify areas within Spanish Fork where new housing development would be most appropriate. Various residential land uses that would produce more moderate income housing units were considered including high density residential, urban density residential, and mixed use land use designations.

Since October of 2023, the City has engaged with the consultant to host various stakeholder and public meetings, conduct a public survey, and develop citywide and station area growth scenarios. The updated General Plan and new Station Area Plan are on track to be adopted by City Council in October of 2024.

In an effort to facilitate the development of moderate income housing, City staff drafted language for a new overlay zone. The intention of this overlay zone is to provide an incentive for developers to create neighborhoods that include a mix of residential types. City staff researched other successful incentive overlays in other cities and met with various local developers to produce the final language for the new overlay district.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

The preferred growth scenario that was developed as part of the General Plan update would result in the designation of 680 to 1,040 acres for higher density housing. This would lay the foundation for properties to be rezoned in the future to accommodate for the development of moderate income housing units.

The City Council adopted the new Complete Neighborhoods Overlay District (Ordinance No. 13-2024) on June 18, 2024. The new overlay district can now be used by developers as a tool to integrate smaller, more affordable homes into single-family neighborhoods, opening up a market for moderate income households.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The update of the General Plan is roughly a year-long process, so the final product will not be delivered and adopted until Fall of 2024. There was a slight delay in the development of growth scenarios due to the City requesting a wider engagement window for the public to give their input on the project.

City staff spent several hours meeting with developers, the DRC, and Planning Commission to draft the language for the new Complete Neighborhoods Overlay District. The additional time spent consulting with these groups resulted in the adoption of a more feasibly applicable zoning tool.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households



displaced during redevelopment, changes in rents, etc.

If 680 acres are designated as part of the General Plan update for higher density housing, this could result in the development of up to 7,043 housing units. If 1,040 acres are designated, up to 6,801 units could be developed.

8. Links to supporting documentation (Optional)

https://www.spanishfork.org/departments/community_development/planning/city_general_plan.php

Attachment to supporting documentation (Optional)

EXE ORD 13-2024 Complete Neighborhoods Overlay District.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

2024.1 In addition to Ordinance No. 12-19 passed on June 18, 2019, Spanish Fork City will develop a public outreach program to promote the benefits of accessory dwelling units.

2024.2 Spanish Fork City will execute public outreach program by utilizing social media, the City's website, written collateral, and other resources.

2024.3 Perform annual review of the number of accessory dwelling units created.

3. What page in the submitted plan can this be found?

8-9

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In 2019, City Council adopted changes to the City code that would reduce barriers to closing the gap between the state's housing supply and demand (Ordinance No. 12-19). These changes removed limitations surrounding ADUs in Spanish Fork by increasing the number of permitted zones internal and detached ADUs can be located within, reducing the minimum lot size requirement, and eliminating impact fees for ADUs. The changes allow for ADUs to be located in most residential zones, on an increased number of smaller lots, and for ADUs to be built more affordably. Since these changes were adopted, the City has seen an increase in the number of registered ADUs.

To further educate the community and promote the benefits of ADUs, including the addition of a moderate income housing option to Spanish Fork's housing stock, the City created a guidebook. The guidebook explains the current housing crisis in Utah, what an ADU is and its benefits, and how to register an ADU with the City. The guidebook was shared with the community via the City's website, monthly newsletter, and Facebook page. Additionally, City staff is working to update the website to include a page dedicated to educating the public about ADUs.

City staff conducted an inventory of the registered ADUs in Spanish Fork since the 2019 code changes as well as for the last year. It was determined that the City has registered a total of 103 ADUs since 2019 and issued 15 ADU registration licenses since August 1, 2023.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There are no land use regulations to report. Since August 1, 2023, the City has received 38 ADU applications and has issued 15 ADU licenses.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

There is a general unfamiliarity with ADUs amongst residents in Spanish Fork. Residents do not know about ADUs or do not understand the registration process. In an effort to address this issue, City staff developed the guidebook as an educational tool for residents to reference when planning to register an ADU.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since the adoption of the 2019 ordinance (ordinance No. 12-19), 103 of ADUs have been registered. The City has also approved several new home products designed with internal apartments. This type of product is becoming more common since the 2019 code amendment. City staff will continue to monitor the number of registered ADUs and will record the market response since sharing the ADU guidebook.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
ADU Guidebook_June 2024.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2024.1 Complete update to the Land Use Element of the General Plan and identify areas that are conducive to commercial or mixed use development and transportation corridors that are also appropriate for moderate income housing.

2024.2 Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.

2024.3 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and



transportation corridors.

3. What page in the submitted plan can this be found?

9

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Throughout the process of updating the General Plan and drafting the Station Area Plan, the City held several stakeholder and public meetings to establish a community vision for future land uses in Spanish Fork. A common theme that resulted from these meetings was locating high density residential, urban density residential, and mixed-use development around the station area and commercial nodes throughout the city. This theme is being incorporated into the updated General Plan map and Station Area Plan that will allow for property near major transit investment corridors and commercial centers to be rezoned for higher density residential development in the future.

The updated General Plan and new Station Area Plan are on track to be adopted by City Council in October of 2024. Currently, various growth scenarios are being developed that consider how higher density and moderate income housing units can be incorporated into the City's land use plan near major transit investment corridors and commercial centers. Specific focus is being placed on the area surrounding the future FrontRunner station.

Between August 1, 2023 and July 31, 2024, the City Council approved an amendment to the General Plan and a zone change that allows for higher density residential development. Both projects are located adjacent to major corridors through the city that connect residents to regional thoroughfares. The Edge Townhomes General Plan Amendment (Ordinance No. 07-2024) approved a land use designation amendment from industrial to mixed-use. The mixed-use designation allows for residential developments with 5-12 homes per acre, which is a significant increase in density from the previous land use designation. The River Run Townhomes Expanded Zone Change (Ordinance No. Z04-2024) approved a change from the R-R zone (1 dwelling unit/parcel) to the R-3 zone (12 dwelling units/acre). This zone change helped facilitate the development of 188 multi-family residential units.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The themes from the stakeholder meetings are reflected in the growth scenarios developed for the updated General Plan and the land surrounding the new FrontRunner station. The increase in higher-density residential land use designations will allow for future zoning and rezoning that will open the door for more moderate income housing units to be developed around the station and other commercial nodes throughout Spanish Fork. In correspondence with the General Plan update, City Council approved a land use amendment and a zone change on May 21, 2024 that will bring up to 7,000 additional housing units to the city, a larger portion of which could accommodate moderate income housing.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The General Plan amendment and zone change created opportunities for up to 788 housing units to be created. This will be a great step forward, as it is antic-



ipated that 6800 units will need to be constructed to accommodate the growth Spanish Fork will experience by 2040.

8. Links to supporting documentation (Optional)

https://www.spanishfork.org/departments/community_development/planning/city_general_plan.php

Attachment to supporting documentation (Optional)

EXE Ordinance Z04-2024 River Run Townhomes Expanded Master Planned Development Zone Change.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

2024.1 Complete update to the Land Use Element of the General Plan and identify areas that are conducive to commercial or mixed use development and transportation corridors that are also appropriate for moderate income housing.

2024.2 Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.

2024.3 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

3. What page in the submitted plan can this be found?

9-10

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

As part of the General Plan update and Station Area Plan, input from the stakeholder and public meetings was incorporated into the plans that will allow for future zone changes. These zone changes could result in the development of additional moderate income housing units. The growth scenarios developed for the General Plan update and Station Area Plan focus around the creation of nodes at major corridors that act as east and west connectors through the city as well as links between Salem and Springville. These nodes will concentrate future commercial and residential development around Spanish Fork's major transit investment corridors and facilitate the integration of moderate income housing units close to various transportation options and well-connected corridors. The General Plan and Station Area Plan are on track to be adopted by City Council by October 2024.

The previously mentioned general plan amendment and zone change were adopted by City Council on May 21, 2024. These actions have initiated the process for developing up to 605 additional small-scale single-family housing units along US-6 and 188 multi-family housing units adjacent to Main Street.

5. Describe each land use regulation or land use decision made between August



1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

According to the Mountainland Association of Governments' growth projections, Spanish Fork will need to accommodate around 6,800 additional housing units by 2040. Taking this into consideration, city staff along with the consultant for the General Plan update and Station Area Plan developed growth scenarios that would accommodate this growth, specifically in areas throughout the city that have existing corridors or potential to integrate corridors that are well-connected to the larger transportation system in Spanish Fork and the region. Based on these growth scenarios, the average residential density across Spanish Fork could increase between 1.25 to 3 dwelling units per acre by 2040.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Throughout the General Plan update process, the City has continued to see increased engagement from residential developers who have expressed interest in the various zoning options that would become available after the update is complete. The City is continuously working with the applicants for the general plan amendment and zone change that were approved in May as they move through the subsequent application and permitting processes.



8. Links to supporting documentation (Optional)

https://www.spanishfork.org/departments/community_development/planning/city_general_plan.php

Attachment to supporting documentation (Optional)
EXE Ordinance Z04-2024 River Run Townhomes Expanded Master Planned Development Zone Change.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

J

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2024.1 Develop a new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments

2024.2 City Council adoption of new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new



developments.

2024.3 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.

3. What page in the submitted plan can this be found?

10

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

City staff drafted a new overlay zone to promote the construction of moderate income housing. This initiative aims to encourage developers to design neighborhoods featuring diverse residential options. This overlay would allow for two- and three-unit residences within residential zones that typically only allow for single-family residences. The language for the overlay was developed after conducting research that evaluated similar zoning tools in other cities throughout Utah, the Mountain West region, and the country. Local developers were given an opportunity to provide input on the feasibility of implementing the new zoning tool. Their feedback was taken into consideration as the language for the zone was finalized. This new overlay zone was adopted into the municipal code by the City Council on June 18, 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

City Council adopted this new ordinance on June 18, 2024. This will allow for up to 0.5 additional units per acre in new developments that utilize the overlay.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier,



and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

City staff will monitor the applications for new residential developments using the overlay. As necessary, changes will be made to the ordinance to make the overlay zone more accessible.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
EXE ORD 13-2024 Complete Neighborhoods Overlay District.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2024.1 Meet with the Housing Authority of Utah County Director to explore options for obtaining funds to preserve or create new moderate income housing in Spanish Fork.

3. What page in the submitted plan can this be found?

11

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

City staff met with the Executive Director of the Housing Authority of Utah County (HAUC), Jeremy Runia, on May 14, 2024 to discuss a potential partnership between Spanish Fork City and the HAUC. The HAUC is open to developing a partnership with the City with the purpose of creating multiple affordable housing units within Spanish Fork. City staff is working to identify potential sites suitable for development or redevelopment. The Community Development Director met with the City Council on June 18, 2024 to inform them of the HAUC's goals related to moderate income housing and how the HAUC can assist the City with facilitating development of more affordable housing units.

5. Describe each land use regulation or land use decision made between August



1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

After the previously mentioned meeting, the City Council gave City staff direction to move forward working with Mr. Runia to develop a plan for creating a new moderate income housing development in Spanish Fork. City staff will begin the preliminary site selection process.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

At this time there are no market responses to report. City staff is researching potential sites for development and will continue to build the partnership between Spanish Fork City and the HAUC.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
CC 6-18-2024.pdf



Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 7

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2024.1 Identify the fund balance and anticipated future revenues for monies being collected via the Redevelopment Agency for the purpose of providing moderate income housing.

3. What page in the submitted plan can this be found?

11-12

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In April of 2017, the City created the Krona Community Reinvestment Project Area through Ordinance No. 12-17 to promote development and improve quality of life for Spanish Fork. As part of the incentive agreement with the developer of



the area, it was determined that 10% of the funds collected from the CRA would be set aside for the City's housing fund. As this funding mechanism expired in August of 2022, the City entered another agreement with Target in June of 2022 (Resolution No. 2-22). Similar to the original agreement, this agreement set aside 10% of the sales tax generated from the store for the City's housing fund. As of the end of April 2024, the combined funds set aside from these agreements for the housing fund totals \$332,000. Funds will continue to be collected from Target's sales tax generation until the store reaches \$3 million in sales, which is expected to generate \$40,000 annually for the housing fund.

As part of the growing partnership with the Housing Authority of Utah County, the City anticipates using these funds in the future to develop a moderate income housing project in Spanish Fork.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There are no land use decisions to report since August 1, 2023 as the agreements creating the reinvestment areas were executed in 2017 and 2022.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This



question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

There are no market responses to report at this time.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
EXE RDA RES 2-22 Participation Agreement between Spanish Fork City RDA and participant for the Krona CRA.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 8

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

Q

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2024.1 Complete Station Area Plan and identify areas within the Plan



boundaries that are appropriate for a Housing and Reinvestment Zone.

3. What page in the submitted plan can this be found?

12

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The updated General Plan and Station Area Plan considered the future creation of a housing and transit reinvestment zone near the future FrontRunner station. The growth scenarios developed identified areas that would be appropriate for the required densi

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There are no land use regulations to report at this time, but the City will continue to work towards the goal of creating an HTRZ.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified



as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

As the General Plan and Station Area Plan are adopted, the City will coordinate with MAG, UTA, and UDOT on the extension of the FrontRunner to Spanish Fork. Once the station is constructed, the City will be able to move forward with the creation of an HT

8. Links to supporting documentation (Optional)

https://www.spanishfork.org/departments/community_development/planning/city_general_plan.php

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 9

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

W

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the



initial report;
 ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2024.1 Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.

3. What page in the submitted plan can this be found?

12

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In October 2023, Spanish Fork City hired a consultant to develop a station area plan that established a vision, and the actions needed to implement that vision, for the development of land within a half-mile radius of the center of the planned FrontRunner

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Station Area Plan and General Plan update are on track to be adopted by City Council in October 2024.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Extending the FrontRunner and appropriately locating the station is a tedious



process. Spanish Fork City has met with UTA, UDOT, and other teams working on the project. While being a top priority for the project, coordination amongst all stakeholders ca

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

City staff will monitor the response to land use changes around the station area and report on this after adoption of the plan.

8. Links to supporting documentation (Optional)

https://www.spanishfork.org/departments/community_development/planning/city_general_plan.php

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 Yes

Strategy 10

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

X

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or



municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2024.1 Develop a new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.

2024.2 City Council adoption of new zoning option that would allow developers to receive increas

3. What page in the submitted plan can this be found?

12-13

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

City staff has developed the Complete Neighborhoods Overlay Zone aimed at fostering moderate income housing. The overlay zone not only incentivizes developers to create neighborhoods with a blend of residential types but also prioritizes high-quality neig

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Complete Neighborhood Overlay Zone was adopted by the City Council on June 18, 2024. The adoption of this overlay will promote the integration of moderate-income housing units into what were previously larger-scale single-family residential neighborh

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier,



and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

City staff spent several hours meeting with developers, the DRC, and Planning Commission to draft the language for the new Complete Neighborhoods Overlay District. The additional time spent consulting with these groups resulted in the adoption of a more

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None. Staff will monitor the response and utilization of the new tool.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
EXE ORD 13-2024 Complete Neighborhoods Overlay District.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.



Clicking the "Next" button at the bottom of the form will submit your report.



Springville city

Who is filling out this report?

Carla Wiese

Planner/Econ Dev Specialist

cwiese@springville.org

801-491-7839

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

https://www.springville.org/community-development/wp-content/uploads/sites/5/2023/02/ORD-2_2023_amendment-to-the-GP_Moderate-Income-Housing.pdf

Link to general plan, moderate income housing element:

https://www.springville.org/community-development/wp-content/uploads/sites/5/2023/02/ORD-2_2023_amendment-to-the-GP_Moderate-Income-Housing.pdf

Link to website where general plan is posted:

<https://www.springville.org/about-the-city/master-plans/general-plan/>

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

A

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound-



for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Create an inventory of developable land that is currently zoned R1-8 or larger. Use this inventory to determine the number of additional units that could be developed if lot size was reduced. An inventory of all parcels zoned R1-5, R1-8, R1-10, and R1-15 was created July 2024. We then took that base number and determined the base number of units, the number of units if the density bonus overlay was applied (40%) and then how many lots if we allowed 6,000SF lots as a standard in R1-8 and above. This was completed in July 2024. We will use this inventory to go forward to assist in prioritizing areas that can be rezoned to smaller lots or to help the city to determine if a smaller standard lot size should be allowed in all residential zones. We hope that by allowing a standard smaller size lot as an option, we will be able to integrate smaller homes/ starter homes throughout the community. The Goal Date for the creation of this prioritized list to be completed is Q1 2026. This prioritized list will coincide with another task; We have specifically included in our Scope of Work for the General Plan, which will have its first kickoff meeting Aug 13, 2024, a task for recommendations for increased density and rezoning. The General Plan is anticipated to be completed Q1 2026. We will then establish a timeline to move forward with rezones. We will not take on a wholesale rezoning as we will want to determine the market response. We may adjust the timeline based on market response. We will monitor the impact on housing affordability by tracking the number of smaller lots created and the cost of the home for the first time home buyer. We are maintaining R1-5 zoning to help us somewhat of a baseline to determine the market response.

What page in the submitted plan can this be found?

1

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

Select a moderate-income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element

B

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

No further tasks or progress was made on this strategy and it will likely be removed from our strategies going forward.

What page in the submitted plan can this be found?

2

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the



implementation plan each year.

Springville amended our ordinance in 2020 to allow for ADU (internal and detached) in all residential zones for detached SF homes. City Planning staff has drafted a proposal to be reviewed by Community Board for recommendation to the City Council that would allow for Single Family Attached units (townhomes and twin homes) to have ADU's. The proposal was drafted June 24, 2024 and will be put on the agenda for the Community Board 4Q of 2024. Following action by the Community Board, if the recommendation is to move forward, staff will prepare the item for consideration by the Planning Commission Q1 2025 and action by the City Council by Q2 2025.

What page in the submitted plan can this be found?

3

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

F

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Initiate a small area plan for North Main Street Gateway (NMSG) to determine the feasibility of mixed-use development that would include residential, either



as multi-family or single family attached product in the area that is currently zoned Highway or Regional Commercial with no residential allowed. The North Main Street Gateway Small Area Plan was commenced Q1 of 2024 with property owner focus groups held in Feb 2024 to introduce the concept of residential mixed use in the area. The idea was well received and the final plan and recommendations are expected for Q4 2024. This will coincide with the kick off of the General Plan and the zoning recommendations from the NMSG Small Area Plan will inform city-wide zoning recommendations. General Plan zoning recommendations are anticipated for Q2 2026 with an implementation timeline to be determined at that time. The General Plan Scope of Work tasked our consultant with an assessment and recommendation for need and feasibility of rezoning for higher density. A detailed analysis of existing and potential housing in Springville is a deliverable of the General Plan. The contract and Scope of work were finalized and signed in Q2 2024.

What page in the submitted plan can this be found?

4

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

G'

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the



implementation plan each year.

The Regional Transportation Plan created by MAG identifies the creation of an enhanced bus route along Highway 89 through the North Main Street Gateway Small Area Plan area. While the RTP includes this as part of Phase 3 from 2043-2050, Springville is looking now at the options for rezoning of the current commercial areas to allow for housing. The NMSG area is in close proximity to large employers along 1400 North and the feasibility of affordable and possibly income restricted housing/workforce housing is part of the analysis of zoning changes as part of the NMSG Small Area Plan. Property and Business Owner focus groups were held in Feb 2024 where housing development was discussed and barriers, other than zoning, were discussed. Final zoning and transportation recommendations will be presented to the Community Board Q3 2024 with final adoption of the plan Q4 of 2024. This will coincide with the kickoff of the General Plan and the zoning recommendations from the NMSG Small Area Plan will inform city-wide zoning recommendations. General Plan zoning recommendations are anticipated for Q2 2026 with an implementation timeline ahead of the timeline for transportation enhancements established in the MAG Regional Transportation Plan.

What page in the submitted plan can this be found?

5

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 6

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

V

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound-



for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

The final draft of the Station Area Plan was presented to the Community Board on June 13, 2024. The Community Board will make recommendations to the City Council as required by city policy and the Planning Commission and City Council will consider the Station Area Plan late Q3/earlyQ4 of 2024 at which time it will be considered for certification by MAG as required by state code Q1 of 2025.

What page in the submitted plan can this be found?

6

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 7

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

W

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

The City will encourage multi-family dwellings integrated with single family units as part of TND overlay zones. Springville City has adopted form-based code overlays which encourage the integration of multi-family residential dwellings



with single family dwellings in both the Westfields Central TND Overlay and the Lakeside Landing Overlay District. The city will identify areas to reduce regulations related to multi-family residential dwellings compatible in scale and form with detached single family residential dwellings and located in walkable communities within residential or mixed-use zone by Q4 2023. This was completed in November 2023 when the city prioritized approximately 110 acres in the Dry Creek Area and beginning in Q1 and Q2 of 2024, we have met with Destination Homes to review plans, requirements and process for applying a form-based code overlay to approximately 85 acres of residential development. The Form Based Code overlay allows for the construction of multi-family residential units in scale with attached and detached single family units.

What page in the submitted plan can this be found?

7

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 8

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

D

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

The city will create a program that will allow developers to request a reduction in fees for moderate-income housing projects. Goal date: 2Q 2025. We



completed the basic outline of the program in June of 2024 and after state mandated budget hearings that

What page in the submitted plan can this be found?

8

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 9

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

L

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

The city will create a program that will allow developers to request a reduction in impact fees for moderate-income housing projects. Goal date: 2Q 2025. We completed the basic outline of the program in June of 2024 and after state mandated budget hearing

What page in the submitted plan can this be found?

9



Would you like to submit an additional strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)

Yes

Strategy 10

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

P

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

The city will create a program that will allow developers to request a reduction in impact fees or construction related fees for moderate income housing projects. In order to be able to avoid negative impacts on general fund or departmental budgets, the c

What page in the submitted plan can this be found?

10

Would you like to submit an additional strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)

Yes

Strategy 11

Select a moderate-income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element

Q

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

The city has completed a final draft of

the Station Area Plan and has been presented to the Community Board for recommendation to the City Council. Presentation to the Community Board is a requirement for all master/small area plans per city policy.

What page in the submitted plan can this be found?

11

Would you like to submit an additional strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)

Yes

Strategy 12

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

R

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound-



for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

All departments that impose an impact fee will include an analysis of detached accessory dwellings when determining impact fees. Each department will complete this task as the respective fee analysis is undertaken.

What page in the submitted plan can this be found?

12

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://maps.springville.org/portal/apps/experiencebuilder/>



experience/?data_id=dataSource_1-18fa216d2fd-layer-20-18f9838eaf7-layer-18%3A174%2CdataSource_1-18f9838eaf7-layer-18%3A3104%2CdataSource_1-18fac719085-layer-20-18f9838eaf7-layer-18%3A1325%2CdataSo

When did the last zoning map or text amendment occur?

1Q 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

2,194

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot,



or development that have NOT pulled a building permit.

600

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

50

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

844

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

lack of infrastructure has been the main barrier in the development of 2,000 SF attached, detached and multi-family units as they are not currently served by any utilities.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Lakeside Landing has plans for 2000 units of mixed residential type but lack of infrastructure has been a major barrier for them as they are on the west side of I-15 and there has only been minimal commercial development in the area. They requested a PID but as our PID policy requires some amount of units to be deed restricted affordable housing, the developer did not want to pursue a PID under those conditions. It is our understanding that they will try to utilize a LID to assist with infrastructure costs.



Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?

(select one)

Other

we issue an ADU certificate

Total known number of Accessory Dwelling Units recorded as of the report submission date:

47

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

26

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

26

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

n/a

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?



(Select all that apply)

Housing supply data, Housing needs data, Case studies for strategies, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

have clear consistent definitions for reporting so that municipalities aren't left guessing as to what we will need to report and let us know in advance so that we can track them through out the reporting period rather than scrambling to put it together two weeks before the report is due and the definition is decided upon.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Create an inventory of developable land that is currently zoned R1-8 or larger. Use this inventory to determine the number of additional units that could be developed if lot size was reduced. An inventory of all parcels zoned R1-5, R1-8, R1-10, and R1-15 was created July 2024. We then took that base number and determined the base number of units, the number of units if the density bonus overlay was applied (40%) and then how many lots if we allowed 6,000SF lots as a standard in R1-8 and above. This was completed in July 2024. We will use this inventory going forward to assist in prioritizing areas that can be rezoned to smaller lots or to help the city to determine if a smaller standard lot size should be allowed in all residential zones. We hope that by allowing a standard smaller size lot as an option, we will be able to integrate smaller homes/ starter homes throughout the community. The Goal Date for the creation of this prioritized list to be completed is Q1 2026. This prioritized list will coincide with another task; We have specifically included in our Scope of Work for the General Plan, which will have its first kickoff meeting Aug 13, 2024, a task for recommendations for increased density and rezoning. The General Plan is anticipated to be completed Q1 2026. We will then establish a timeline to move forward with rezones. We will not take on wholesale rezoning as we will want to determine the market response. We may adjust the timeline based on market response. We will monitor the impact on housing affordability by tracking the number of smaller lots created and the cost of the home for the first-time home buyer. We are maintaining R1-5 zoning to help us somewhat of a baseline to determine the market

3. What page in the submitted plan can this be found?

1

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

An inventory of all parcels zoned R1-5, R1-8, R1-10, and R1-15 was created July 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

no land use regulation has been adopted as we are currently reviewing next steps based on the inventory that was created in July 2024

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

we had already rezoned a large areas in previous years and areas that have not been rezoned need to be analyzed to determine the feasibility to rezone based on need for infrastructure, existing development, concern for growth for the community. Staff was encouraged by elected officials to be thoughtful and deliberate in areas that we sought to request rezones.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Developers express interest in rezoning for higher density but have also been challenged by the cost of infrastructure and construction costs in general. Tools available such as PID were not utilized due to required MIH set aside for approval but new tools provided by the state legislature are being considered by the developers in Springville.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?



(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

We have not taken any further action since last reporting period. It is likely that this strategy will be removed from our list of strategies.

3. What page in the submitted plan can this be found?

2

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

no actions were taken.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

none

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Developers expresses no interest in utilizing the PID with the requirement for MIH dedication of units.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)



Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Draft regulations for establishment and monitoring of accessory dwelling units.
COMPLETED MARCH 2020

ii. Adopt ADU ordinance. COMPLETED MAY 2020.

Advertise ADU ordinance and assist homeowners with application process.
INITIALLY ADVERTISED BEGINNING MAY OF 2020 AND ONGOING.

Establish monitoring and tracking system. MAY 2020 AND ONGOING.

City Planning staff has drafted a proposal to be reviewed by Community Board for recommendation to the City Council that would allow for Single Family Attached units (townhomes and twin homes) to have ADU's. The proposal was drafted June 24, 2024, and will be put on the agenda for the Community Board 4Q of 2024. Following action by the Community Board, if the recommendation is to move forward, staff will prepare the item for consideration by the Planning Commission Q1 2025 and action by the City Council by Q2 2025. We will also review options for allowing ADUs in association with legal non-conforming SF homes in non-residential zones by 2Q 2025.



3. What page in the submitted plan can this be found?

3

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

City Planning staff has drafted a proposal to be reviewed by Community Board for recommendation to the City Council that would allow for Single Family Attached units (townhomes and twin homes) to have ADU's. The proposal was drafted June 24, 2024, and will be put on the agenda for the Community Board 4Q of 2024

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

no official regulation or decision has been made during this time period.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

none

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This



question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

none at this time

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Initiate a small area plan for North Main Street Gateway (NMSG) to determine the feasibility of mixed-use development that would include residential, either



as multi-family or single family attached product in the area that is currently zoned Highway or Regional Commercial with no residential allowed. The North Main Street Gateway Small Area Plan commenced Q1 of 2024 with property owner focus groups held in Feb 2024 to introduce the concept of residential mixed use in the area. The idea was well received, and the final plan and recommendations are expected for Q4 2024. This will coincide with the kickoff of the General Plan and the zoning recommendations from the NMSG Small Area Plan will inform city-wide zoning recommendations. General Plan zoning recommendations are anticipated for Q2 2026 with an implementation timeline to be determined at that time. The General Plan Scope of Work tasked our consultant with an assessment and recommendation for need and feasibility of rezoning for higher density. A detailed analysis of existing and potential housing in Springville is a deliverable of the General Plan. The contract and Scope of work were finalized and signed in Q2 2024.

3. What page in the submitted plan can this be found?

4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

General Plan contract and Scope of work were finalized and signed in Q2 2024.

The North Main Street Gateway Small Area Plan commenced Q1 of 2024 with property owner focus groups held in Feb 2024 to introduce the concept of residential mixed use in the area. The idea was well received, and the final plan and recommendations are expected for Q4 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

no official land use regulation or decision was made during the reporting period.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.



Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

none

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Property owners within the NMSG study area have been very receptive of the potential for rezoning to allow for multi-family housing but few expressed interest in pursuing income restricted projects.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines



and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The Regional Transportation Plan created by MAG identifies the creation of an enhanced bus route along Highway 89 through the North Main Street Gateway Small Area Plan area. While the RTP includes this as part of Phase 3 from 2043-2050, Springville is looking now at the options for rezoning of the current commercial areas to allow for housing. The NMSG area is near large employers along 1400 North and the feasibility of affordable and possibly income restricted housing/workforce housing is part of the analysis of zoning changes as part of the NMSG Small Area Plan. Property and Business Owner focus groups were held in Feb 2024 where housing development was discussed and barriers, other than zoning, were discussed. Final zoning and transportation recommendations will be presented to the Community Board Q3 2024 with final adoption of the plan Q4 of 2024. This will coincide with the kickoff of the General Plan and the zoning recommendations from the NMSG Small Area Plan will inform city-wide zoning recommendations. General Plan zoning recommendations are anticipated for Q2 2026 with an implementation timeline ahead of the timeline for transportation enhancements established in the MAG Regional Transportation Plan.

3. What page in the submitted plan can this be found?

5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Property and Business Owner focus groups for those in the NMSG study area were held in Feb 2024 where housing development was discussed and barriers, other than zoning, were discussed.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use regulations or land use decisions have been made during the reporting period. Staff is waiting until final recommendations are made in the final draft of the plan before moving ahead with zoning changes or changes in land use regulations.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Final recommendations have not been made regarding rezoning in the area.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

none at his time other than interest from property owners in rezoning to allow residential development. There has been little interest in MIH or income restricted projects.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

V

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The final draft of the Station Area Plan was presented to the Community Board on June 13, 2024. The Community Board will make recommendations to the City Council as required by city policy and the Planning Commission and City Council will consider the Station Area Plan late Q3/earlyQ4 of 2024 at which time it will be considered for certification by MAG as required by state code Q1 of 2025.

3. What page in the submitted plan can this be found?

6

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

The final draft of the Station Area Plan was presented to the Community Board on June 13, 2024

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No official land use regulation or land use decision was made during the reporting period. The Station Area Plan will be adopted and certified by the end 1Q 2025.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Springville City is not the lead on the SAP and have had to defer to UTA in moving the draft of the plan ahead. We presented the SAP draft to the Community Board as soon as final the final draft received approval from city staff and UTA.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

none at this time



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 7

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

W

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The City will encourage multi-family dwellings integrated with single family units as part of TND overlay zones. Springville City has adopted form-based code overlays which encourage the integration of multi-family residential dwellings with single family dwellings in both the Westfields Central TND Overlay and the Lakeside Landing Overlay District. The city will identify areas to reduce regulations related to multi-family residential dwellings compatible in scale and form with detached single family residential dwellings and located in walkable communities within residential or mixed-use zone by Q4 2023. This was completed in November 2023 when the city prioritized approximately 110 acres



in the Dry Creek Area and beginning in Q1 and Q2 of 2024, we have met with Destination Homes to review plans, requirements and process for applying a form-based code overlay to approximately 85 acres of residential development. The Form Based Code overlay allows for the construction of multi-family residential units in scale with attached and detached single family units.

3. What page in the submitted plan can this be found?

7

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

We have met with Destination Homes to review plans, requirements and process for applying a form-based code overlay to approximately 85 acres of residential development. Meetings were held on Jan 16, April 11, and July 31.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No official land use regulation or land use decision has been made during the reporting period. We are working with the new property owners to determine the interest and feasibility of development that will increase density, housing options and affordabi

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The development community has been very receptive of plans that allow for greater density but this has not resulted in any commitment to build moderate



income housing units.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Developers have shown great deal of interest in increased density options.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 8

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

D

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the



initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The city will create a program that will allow developers to request a reduction in fees for moderate-income housing projects. Goal date: 2Q 2025. We completed the basic outline of the program in June of 2024 and after state mandated budget hearings that

3. What page in the submitted plan can this be found?

8

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Community Development staff completed the basic outline of the program in June of 2024 which was given the go ahead by city administration to create a fiscal impact analysis after Truth in Taxation is completed in Aug of 2024

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There has been no official land use regulation or decision made during the reporting period. City Staff is developing the program to be presented to the city council as a policy for adoption.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None at this time

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 9

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the



initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The city will create a program that will allow developers to request a reduction in impact fees for moderate-income housing projects. Goal date: 2Q 2025. We completed the basic outline of the program in June of 2024 and after state mandated budget hearing

3. What page in the submitted plan can this be found?

9

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

We completed the basic outline of the program in June of 2024

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There has been no official land use regulation or land use decision made during the reporting period.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

none



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

none

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 10

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

The city will create a program that will allow developers to request a reduction in impact fees or construction related fees for moderate income housing projects. In order to be able to avoid negative impacts on general fund or departmental budgets, the c

3. What page in the submitted plan can this be found?

10

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The city is exploring the use of the moderate-income housing set aside from the City's community reinvestment agency. Staff met on June 20, 2024 with city administrator, city attorney and city's chief financial officer to review balance of set aside and

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There has not been any official land use regulation or land use decision during the reporting period.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 11

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

Q

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

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ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

The city has completed a final draft of

the Station Area Plan and has been presented to the Community Board for recommendation to the City Council. Presentation to the Community Board is a requirement for all master/small area plans per city policy.

3. What page in the submitted plan can this be found?

11

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The city has completed a final draft of the Station Area Plan and has been presented to the Community Board for recommendation to the City Council. Presentation to the Community Board is a requirement for all master/small area plans per city policy. Th

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There has been no official land use regulation or land use decision made during the reporting period.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 12

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

R

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

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municipality's implementation plan.

All departments that impose an impact fee will include an analysis of detached accessory dwellings when determining impact fees. Each department will complete this task as the respective fee analysis is undertaken.

3. What page in the submitted plan can this be found?

12

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

No actions were taken during the reporting period.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There were no land use regulations or land use decision made during the reporting period.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

none

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the



county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

none

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



St. George city

Who is filling out this report?

Brenda Hatch

Planner II - CDBG and Housing

brenda.hatch@sgcity.org

435-627-4006

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

July 18, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose



of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

18,068

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

1,681

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows



that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

0

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The barriers in the St. George area include high interest rates, construction costs and inflation

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

There are several developments moving through the process, we have had many of the larger developments with development agreements come back and tweak their sites to adjust their product areas to better suit the needs of the development.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?

(select one)

Other

Count of Permitted with Standard Applications issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

255



Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

75

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

12

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

27

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing needs data, Model ordinances, Staff resources, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

N/A

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.



Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

- Adopt the Downtown Area Plan and updated General Plan
- Amend City Code to reflect Downtown Area Plan and General Plan recommendations as they pertain to moderate-income housing

Timeline: December 2022; June 2024

Measure of Success: Downtown Plan and General Plan update recommendations implemented in Code.

The Downtown Area Plan was adopted on November 3, 2022, by the City Council.

3. What page in the submitted plan can this be found?

24

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Adoption of the General Plan is still in process. Staff is in process of working on



the final details for the General Plan update. We are on track for adoption of the General Plan by the end of 2024.

The City Code will be further amended to reflect the Downtown Area Plan and to promote the moderate-income housing strategies in that plan, staff is continuing to research the best way to implement those strategies in our code now. We will continue to make changes to the code to reflect the Downtown Area Plan our goal is to complete all the changes by the end of 2025.

Code Amendments:

A Zoning Regulation Amendment case no 2024-ZRA-002 10-7E-C Live Work Units was heard by the Planning Commission on June 25, 2024. This amendment would allow mixed use with no separation between the commercial and residential use. This would promote the growth of moderate-income housing by allowing people to live where they work, thereby lowering the cost of living. The Planning Commission recommended approval in a unanimous vote of 6-0.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

7/18/2024 Approval of 2024-ZRA-101 Amend 10-8D-8(B)-PD-MU ordinance no. 2024-043

A Zoning Regulation Amendment was passed by the City Council on July 18, 2024, case no. 2024-ZRA-010 Amend PD-MU that will allow for a greater height in the planned development mixed use projects. This will allow further development of moderate-income housing near commercial centers and employment centers by allowing for more units to be built as the building heights can be maximized.

General Plan Amendments:

3/21/2024 Approval of 2024-GPA-004 Old Farm ordinance no. 2024-018

4.89 acres amended from LDR (low density residential) to MDR (medium density residential), 1.22 acres LDR (low density residential) to COM (commercial). Overall this project is 123.26 acres. The current use is agriculture and open space. This general plan amendment sets the area up nicely for employment and living with a mix of commercial and different densities. The project will end up with 13.44 acres Commercial, 9.53 acres Medium Density Residential, 96.09



acres Low Density Residential, 4 acres Park.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The most challenging barrier the City encountered was staff related. The housing position was part of the Economic Development Department then the Director of the department left the City. The position was then moved to the Community Development Department. The Community Development Department has had several changes in staff. The original Community Development Director was promoted to the City Manager position. During the reporting period, the person who replaced him was let go. Also, the person who held the housing position left and the position was vacant until December 2023. Our department was short-staffed for most of the reporting year. These hurdles made it challenging to hit our benchmarks.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Zone Changes:

7/20/2023 Approval of 2023-ZC-006 Soliel Ridge ordinance no. 2023-004

This was a request to change the zone from C-2 (Highway Commercial) to PD-R (Planned Development Residential) on 19.72 acres to build a 7 building 224-unit apartment complex. The City has a development agreement with the developer reserving 4 units to be rented at an affordable rate to households earning 80% or below the AMI and 3 units to be rented at an affordable rate to households earning 60% or below the AMI. This change allows housing where the zoning



used to be commercial.

3/7/2024 Approval of 2023-PDA-024 White Sage Terrace ordinance no. 2024-013

This was a request to amend the previously approved planned development residential from 23 patio homes to 53 townhomes. Allowing for more dense housing than the original zoning.

6/13/2024 Approval of 2024-ZC-001 Suniva ordinance no. 2024-034

This was a request to change the zone from A-20 (Agriculture, 20 acres per lot) and A-1(Agriculture, 1 acre per lot) to PD-R (Planned Development Residential) on 64.83 acres. This zone change will allow for 262 housing units to be built. The units are comprised of 106 Garden Homes, 47 Patio Homes, 47 R-1-8 (8,000 minimum sq. ft lots), 34 R-1-10 (10,000 minimum sq. ft. lots), 28 R-1-12.5 (12,500 minimum sq. ft. lots)Allowing for more dense housing than the original zoning.

7/18/2024 Approval of 2024-ZC-006 Haguewood ordinance no 2024-040

This was a request to change the zone from A-1 (Agriculture, 1 acre per lot) to RE-20 (20,000 sq. ft. lots) allowing for more dense housing than the original zoning.

8. Links to supporting documentation (Optional)

https://sgcityutah.gov/departments/community_development/general_plan.php

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines



and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

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- Research and potentially amend City Code to allow for an interior and a detached ADU on the same property.
- Research and potentially amend City Code to remove requirement that a detached ADU match the existing home's exterior
- Review the maximum size requirement for detached ADUs and potentially amend City Code

Timeline: December 2023

3. What page in the submitted plan can this be found?

24

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff is working on the code amendments for the Downtown Plan implementation. The code changes for the Downtown Plan will include options for more than one ADU on a lot as well as increasing the maximum square footage of external ADUs. There will also be an option to remove the restriction that the external ADU must match the existing home exterior.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

None

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The most challenging barrier the City encountered was staff related. The housing position was part of the Economic Development Department then the Director of the department left the City. The position was then moved to the Community Development Department. The Community Development Department has had several changes in staff. The original Community Development Director was promoted to the City Manager position. During the reporting period, the person who replaced him was let go. Also, the person who held the housing position left and the position was vacant until December 2023. Our department was short-staffed for most of the reporting year. These hurdles made it challenging to hit our benchmarks.

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Even with no changes to the code we have received many applications for ADU's in our jurisdiction as you will see previously answered in the report. We will continue to work on this as it is a viable strategy.

8. Links to supporting documentation (Optional)

https://sgcityutah.gov/departments/community_development/general_plan.php



Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
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Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
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- Adopt the Downtown Area Plan and updated General Plan
- Amend City Code to reflect Downtown Area Plan and General Plan recommendations as they pertain to moderate-income housing
- Timeline: December 2022; June 2024
- Measure of Success: Downtown Plan and General Plan update recommendations implemented in Code.



3. What page in the submitted plan can this be found?

25

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Prime areas for commercial nodes have been identified and will be called out with the adoption of the General Plan. This will allow for growth in those areas pertaining to jobs and access to transportation. It will allow for mixed use in places that would previously not have had that opportunity. We are very close to the General Plan adoption; we anticipate presenting it to the Planning Commission and City Council by the end of 2024.

A Zoning Regulation Amendment case no 2024-ZRA-002 10-7E-C Live Work Units was heard by the Planning Commission on June 25, 2024. This amendment would allow mixed use with no separation between the commercial and residential use. This would promote the growth of moderate-income housing by allowing people to live where they work, thereby lowering the cost of living. The Planning Commission recommended approval in a unanimous vote of 6-0.

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General Plan Amendments:

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up with 13.44 acres Commercial, 9.53 acres Medium Density Residential, 96.09 acres Low Density Residential, 4 acres Park.

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Zone Changes:

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earning 60% or below the AMI. This change allows housing where the zoning used to be commercial.

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This was a request to amend the previously approved planned development residential from 23 patio homes to 53 townhomes. Allowing for more dense housing than the original zoning.

6/13/2024 Approval of 2024-ZC-001 Suniva ordinance no. 2024-034

This was a request to change the zone from A-20 (Agriculture, 20 acres per lot) and A-1(Agriculture, 1 acre per lot) to PD-R (Planned Development Residential) on 64.83 acres. This zone change will allow for 262 housing units to be built. The units are comprised of 106 Garden Homes, 47 Patio Homes, 47 R-1-8 (8,000 minimum sq. ft lots), 34 R-1-10 (10,000 minimum sq. ft. lots), 28 R-1-12.5 (12,500 minimum sq. ft. lots)Allowing for more dense housing than the original zoning.

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This was a request to change the zone from A-1 (Agriculture, 1 acre per lot) to RE-20 (20,000 sq. ft. lots) allowing for more dense housing than the original zoning.

8. Links to supporting documentation (Optional)

https://sgcityutah.gov/departments/community_development/general_plan.php

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

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Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

K



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

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- Continue efforts to create additional deed restricted units within city limits through collaboration and partnerships with non-profits, the St George Housing Authority, and other entities; consider both short-term opportunities (e.g., hotel conversions in appropriate locations) and longer-term opportunities, (e.g., new LIHTC development)

- Timeline: Active; ongoing

- Measure of Success: 75 units in process of being built or preserved by June 2024.

3. What page in the submitted plan can this be found?

25

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Development Agreements:

6/2/2022 Approval of 2022-DA-001 The Point

This was a request to approve an affordable housing project, to allow residential housing in the General Commercial (C-3) District. The agreement is between the City of St. George and Friends of Switchpoint, Inc. The project aims to provide long term residential residential rental units for low-income



and disabled residents of St. George. The residents must earn 55% or less of the area median income (“AMI”) and they must also have a qualifying disability as defined by the Americans with Disabilities Act. (The median household income in 2020 was \$59,989. Fifty-five percent of this would be \$32,994.)

The development agreement states that this project is consistent with the purpose and intent of the relevant provisions of the City Code and General Plan and can occur within the General Commercial (C-3) Zone (see Exhibit B). The location of The Point is at the corner of Red Hills Parkway and 1000 East Street, the former Studio 6 Extended Stay building. This is located in the C-3 Zoning District. The project will have two phases. The first phase will create 50 affordable studio type housing units and 300 square feet of office space. The current building will be remodeled to house these units. The second phase will consist of 60 one-bedroom housing units and an additional 300 square feet of office space. The second phase will be built on the vacant land to the north of this building. This will total 110 units with 600 square feet of office space.

The first phase of the project was completed and obtained a business license on 6/03/2022 with 50 units.

The second phase of the project is seeking funding from two sources, the cost of the second phase is 19,000,000.00. They are slated for a groundbreaking in December 2024. The Point was scheduled for the July 17, 2024 pre-application meeting with the development staff. The next step in the process will be to submit both a site plan review and a building permit application.

7/20/2023 Approval of 2023-DA-003 Soliel Ridge

The City has a development agreement case no. 2023-DA-003 with the developer reserving 4 units to be rented at an affordable rate to households earning 80% or below the AMI and 3 units to be rented at an affordable rate to households earning 60% or below the AMI. This project is very near Bluff Street, a major commercial roadway and state road.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Development Agreements:

6/2/2022 Approval of 2022-DA-001 The Point

This was a request to approve an affordable housing project, to allow residential housing in the General Commercial (C-3) District. The agreement



is between the City of St. George and Friends of Switchpoint, Inc. The project aims to provide long term residential residential rental units for low-income and disabled residents of St. George. The residents must earn 55% or less of the area median income (“AMI”) and they must also have a qualifying disability as defined by the Americans with Disabilities Act. (The median household income in 2020 was \$59,989. Fifty-five percent of this would be \$32,994.)

The development agreement states that this project is consistent with the purpose and intent of the relevant provisions of the City Code and General Plan and can occur within the General Commercial (C-3) Zone (see Exhibit B). The location of The Point is at the corner of Red Hills Parkway and 1000 East Street, the former Studio 6 Extended Stay building. This is located in the C-3 Zoning District. The project will have two phases. The first phase will create 50 affordable studio type housing units and 300 square feet of office space. The current building will be remodeled to house these units. The second phase will consist of 60 one-bedroom housing units and an additional 300 square feet of office space. The second phase will be built on the vacant land to the north of this building. This will total 110 units with 600 square feet of office space.

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The second phase of the project is seeking funding from two sources, the cost of the second phase is 19,000,000.00. They are slated for a groundbreaking in December 2024. The Point was scheduled for the July 17, 2024 pre-application meeting with the development staff. The next step in the process will be to submit both a site plan review and a building permit application.

7/20/2023 Approval of 2023-DA-003 Soliel Ridge

The City has a development agreement case no. 2023-DA-003 with the developer reserving 4 units to be rented at an affordable rate to households earning 80% or below the AMI and 3 units to be rented at an affordable rate to households earning 60% or below the AMI. This project is very near Bluff Street, a major commercial roadway and state road.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community



from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The biggest barrier for this strategy is monetary, both interest rates, inflation and lenders are a barrier for this strategy. Many of these projects are costly and funding is a challenge.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Zone Changes:

7/20/2023 Approval of 2023-ZC-006 Soliel Ridge ordinance no. 2023-004

This was a request to change the zone from C-2 (Highway Commercial) to PD-R (Planned Development Residential) on 19.72 acres to build a 7 building 224-unit apartment complex. The City has a development agreement with the developer reserving 4 units to be rented at an affordable rate to households earning 80% or below the AMI and 3 units to be rented at an affordable rate to households earning 60% or below the AMI. This change allows housing where the zoning used to be commercial.

8. Links to supporting documentation (Optional)

https://sgcityutah.gov/departments/community_development/general_plan.php

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes



Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

N

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

- Explore the feasibility to create an interest buy-down program or other mortgage assistance program; may utilize a portion of the City's housing set aside funds.

Timeline: Establish program by December 2023

Measure of Success: 10 employees receive mortgage assistance through interest rate buy-down by December 2024.

3. What page in the submitted plan can this be found?

25

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City has \$303,000 set aside for Moderate Income Housing to go toward a program to assist employees of the municipality in an interest buy-down



program. Staff and the City Council are researching the best way to implement a program with a community partner. We anticipate a program to be in place in 2025.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The most challenging barrier the City encountered was staff related. The housing position was part of the Economic Development Department then the Director of the department left the City. The position was then moved to the Community Development Department

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

N/A

8. Links to supporting documentation (Optional)

https://sgcityutah.gov/departments/community_development/general_plan.php



Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

- Continue working with non-profits, the St. George Housing Authority, and other entities to apply for federal and state funding and incentive programs.

Timeline: Active; ongoing

3. What page in the submitted plan can this be found?

26

4. Describe each action taken between August 1, 2023 and July 31, 2024 to



implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Development Agreements:

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8. Links to supporting documentation (Optional)

https://sgcityutah.gov/departments/community_development/general_plan.php

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".



Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Summit County- Eastern County

Who is filling out this report?

Jeffrey B Jones

Economic Development and Housing Director

jjones@summitcountyutah.gov

435-336-3221

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

<https://summitcounty.org/DocumentCenter/View/23711/Ordinance-980-PDF>

Link to general plan, moderate income housing element:

<https://www.summitcounty.org/DocumentCenter/View/429/Eastern-General-Plan-PDF>

Link to website where general plan is posted:

<https://www.summitcounty.org/2475/General-Plans>

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

D

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.



This is what HCD will use to review progress made and compliance with the implementation plan each year.

Implementation 7.2.2a. "Within two years of the approval of the Summit County Moderate Income Housing Plan by the state of Utah, the county council should, amend the Development Code to make deed restricted moderate-income units eligible for waivers from Building and Planning Department application and permit fees. Ensure that the waivers apply only to moderate income units and not to market rate units and/or lots in a development containing moderate income units." (Note: Summit County will update this action item by 2026. Unlike the Snyderville Basin, Eastern Summit County lacks a dedicated funding source. However, In July of 2024, the Summit County Council directed staff to prepare the necessary adoption resolution and budget to establish a Summit County Housing Authority. As part of that effort, staff pitched creating a financial assistance program specifically targeted to Eastern Summit County. <https://www.parkrecord.com/entertainment/summit-county-signals-strong-support-for-housing-authority/>.

Summit County has historically offered fee waivers in the Snyderville Basin. The process and eligibility provisions are found in the Snyderville Basin Development Code Section 10-5-11: These may be viewed at the following URL:

https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16562

Affordable units may be eligible for waivers of building department and planning department application and permit fees. The waivers shall apply only to affordable units and/or lots and shall not apply to market rate units and/or lots in a development containing affordable units. Affordable units may be granted waivers as outlined below, up to the full amount of fees actually applied: A waiver of up to fifty percent (50%) of the fees for each unit targeting low income households; A waiver of up to seventy five percent (75%) of the fees for each unit targeting very low income households; A waiver of up to one hundred percent (100%) of the fees for each unit targeting extremely low income households. Summit County intends to make this program available in some capacity in the Eastern Summit County Planning District following the required legislative actions associated with the Cedar Crest Village project. The Cedar Crest project is currently moving through the Eastern Summit County Planning Commission. <https://www.summitcounty.org/2335/Cedar-Crest-Village-Overlay>

Summit County also amended the ADU provisions in Eastern Summit County (Ordinance No 969) in November of 2023. https://summitcounty.org/AgendaCenter/ViewFile/Agenda/_11082023-4116 ADUs are now an allowed use, and no longer a low-impact use, which had a fee associated with it. Deed restricted or not, this fee has been eliminated.



Implementation 7.2.2b: Annually review, and amend as necessary, the Summit County Transportation impact Fee waiver for moderate income housing as set forth in Summit County Code, Title 9, Chapter 2C3(E) "Wavers for Public Purpose." The County Council may, on a project-by-project basis, authorize exceptions or adjustments to the Impact Fees due from Development Activity for those projects the County Council determines to be of such benefit to the community as a whole to justify the exception or adjustment. Such projects may include facilities being funded by tax-supported agencies, affordable housing projects, or facilities of a temporary nature. The County Council may elect to waive or adjust Impact Fees in consideration of economic benefits to be received from the Development Activity.

What page in the submitted plan can this be found?

Pages 3 & 4

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

W

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

Implementation 7.4.1a: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, the County Council should, amend the Development Code to provide incentives for a developer who



agrees to include moderate income housing units in a project. Incentives could include, but are not limited to, additional units as part of the Master Planned Development Deed Restricted Open Space Land Calculation Process, or as a negotiated component of the Village Overlay process.

The Cedar Crest Village project continues to move through the entitlement process. It is currently in Planning Commission review. <https://www.parkrecord.com/news/cedar-crest-village-project-returns-to-eastern-summit-county-planning-commission-next-week/>

The Cedar Crest Village Overlay application consists of approximately 1,012 acres in the Hoytsville area pursuant to the Eastern Summit County Development Code, Section 11-3-8: Village Overlay. https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-018154

What page in the submitted plan can this be found?

4

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the



implementation plan each year.

Implementation 7.5.1a: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend the Development Code to reduce regulations related to accessory dwelling units.

Ordinance 969 adopted by County Council in November of 2023. https://summitcounty.org/AgendaCenter/ViewFile/Agenda/_11082023-4116 It made ADUs an allowed use and removed the minor use permit fee associated with their development.

Implementation 7.5.2b: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah' amend the Development Code to make accessory dwelling units an allowed use in the AG-2.5, AG-5, AG-10, AG-20, AG-40, AG-80, VO, and C zones.

Ordinance 969 adopted by County Council in November of 2023. https://summitcounty.org/AgendaCenter/ViewFile/Agenda/_11082023-4116 It made ADUs an allowed use.

Implementation 7.5.2c: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, begin to track ADUs approved through the Summit County Building Department.

Now that the Ordinance has been approved, we are working through the next steps to track this internally. The Economic Development Department is working with Community Development on internal tools to track ADUs. For now, we have started a rudimentary process of "tallying" the ADUs that are applied for. We can also search our building department platform for "assessor dwelling units."

What page in the submitted plan can this be found?

4-5

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes



Strategy 4

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

J

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Implementation 7.6.1a: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend Development Code language in the Village Overlay (VO) and Commercial (C) zones to incentivize the creation of moderate-income housing units. Incentives may include:

- increased building height
- expedited building permit reviews
- building and planning department fee waivers

The Cedar Crest Village project is moving through the entitlement process. Incentives etc., will be negotiated as part of that process.

11% of Summit County's (including all cities/townships) occupied housing units are price/income restricted. Summit County has a history of successfully negotiating these entitlements/projects (Silver Creek Village (330 affordable/workforce units), Canyon's Village Master Plan (169 units, 1,107 beds of seasonal housing). Incentives are negotiated based upon the number, price and targeted product type through a combination of development agreements, housing agreements and deed restrictions. Summit County identifies moderate income housing as <80% AMI. That number is adjusted based on unit size and assumed occupancies. These backbone provisions will be used during the negotiations associated with the Cedar Crest Village project.

Implementation 7.6.2b: Within one year of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend the Development



Code to incentivize the creation of deed restricted affordable senior living communities for residents that are 55 years old or older.

Summit County is experiencing a "silver avalanche" as noted in a recent Salt Lake Tribune story: <https://www.sltrib.com/news/2024/07/08/park-citys-elders-helped-build/>

2023 workplan under Housing Choice includes the following: "Working with the Gray Ribbon Committee and other partners, explore the opportunity of establishing a Continuing Care Retirement Community (CCRC) in Summit County (Economic Development and Housing Department, Seniors Program Director, County Manager's Office). Summit County will further explore this option as the Cedar Crest Village project moves through the entitlement process. The need for senior care will also be identified as part of the County's contracted needs analysis and NEXUS study. Consultant responses should be available on December 2024.

Summit County will build on the outreach efforts of its "Our Summit" visioning process <https://oursummitcounty.com/> and as part of the Summit County General Plan Update. <https://www.parkrecord.com/news/summit-county-planners-prepare-for-comprehensive-updates-to-general-plan-documents/>

What page in the submitted plan can this be found?

5

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

M

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward.



Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Implementation 7.7.1a: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, study and implement the creation of a Summit County Housing Authority.

Summit County worked with Park City Municipal Corporation for over a year to establish a regional housing authority. Although an official vote has not taken place on the regional authority there does not appear to be enough votes to support a regional approach. <https://www.kpcw.org/summit-county/2024-01-12/park-city-summit-county-councils-punt-housing-authority-decision>

However, in July 2024, Summit County Council directed staff to draft a budget and implementation ordinance to establish a Summit County Housing Authority independent of Park City. <https://www.kpcw.org/summit-county/2024-01-12/park-city-summit-county-councils-punt-housing-authority-decision>

The County's currently in the budget process. Draft budgets are due on August 5, 2024.

Implementation 7.7.2b: Annually meet with local non-profit organizations who support the creation of and intend to ensure the long-term affordability of moderate- income housing to establish on-going cooperation and coordination and to maintain public/private partnerships.

Summit County maintains an annual contract with Mountainlands Community Housing Trust (MCHT). The budget for FY2024 is \$70,180.

Implementation 7.7.3c: Within one year of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, establish a stakeholder committee comprised of local governments, community housing agencies, and residents to establish numerical goals and associated milestones to track and monitor progress of creating moderate income housing and to uncover shortfalls.

Summit County established the Eastern Summit County Moderate-Income Housing Citizen's Committee in May 2024. <https://summitcounty.org/DocumentCenter/View/22987/Moderate-Income-Housing-Plan-Advisory-Committee---Eastern-Summit-County?bidId=> and had their first meeting on June



06, 2024.

What page in the submitted plan can this be found?

5-6

Would you like to submit an additional strategy?
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No

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://summitcounty.maps.arcgis.com/apps/webappviewer/index.html?id=8fa54cade4d64da8b8a6869ba9b38f82>

When did the last zoning map or text amendment occur?

Summit County Council adopted a temporary zoning ordinance (TZO) modifying subdivision regulations for both the Eastern and Snyderville Basin



Planning District on January 31, 2024 (Ord 973). There is a public hearing on the intended permanent version to be reviewed by County Council on July 31, 2024. https://granicus_production_attachments.s3.amazonaws.com/summitcounty/0339c77d8bcad7ea4a4c0e70ea6674c40.pdf The Summit County Council also adopted new ADU provisions for Eastern Summit County on November 8, 2023. Ordinance 969 adopted by County Council in November of 2023. https://summitcounty.org/AgendaCenter/ViewFile/Agenda/_11082023-4116 It made ADUs an allowed use and removed the minor use permit fee associated with their development.

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

Summit County's permit system and associated GIS coverages currently don't have the ability to quickly track market rate units or vacant parcels entitled through a zoning mechanism and compare those units or vacant parcels/ lots to the number of issued building permits. Furthermore, it is very difficult to estimate the total number of potential units for Eastern Summit County as the County's building permit system does not separate its system into Eastern



or Snyderville Basin. Additionally, each legal parcel can create at least one (1) unit by right. For example, the rural residential zone allows one (1) unit per 20 acres. The Promontory project is around three-quarters build out. Of the 1400-unit total, there are around 1000 built or under construction. There are also undeveloped vacant lots that are platted/ entitled and others that remain unplatted. For example, there are 100's of lots up Weber Canyon that are platted but have not pulled a building permit and the County has no way of analyzing this data. To fully answer this question, Summit County would need to compare each lot in Google Earth to see what has been built. Summit County does not have the capacity/ resources to take on this effort. Counties are not set up for high density development and consist of mainly large lot, rural development—especially in Eastern Summit County.

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

The only overlay zone in Eastern Summit County is the Cedar Crest Village Overlay, which has yet to be approved or enacted. Development Agreements and Special Areas Plans are used instead of Overlay Zones historically in the County. There have been no development agreements approved. All of the current density has been approved as a use by right (Zoning Map).

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

By Right Zoning: Number of Residential Developed Parcels = 209. Percent (%) of Residential Parcels that are Developed = 87%, Number of Residential Undeveloped Parcels = 30, Percent of Residential Parcels that are Undeveloped = 13%.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

These entitlements are issued at the time a building permit is requested. Summit County has no way to verify “will serve letters” until the time of permit. Building



permits issued between August 1, 2023, and July 31, 2024, are as follows: Coalville = 9, Henefer = 1, Kamas = 2, Francis = 46, Oakley = 3, Park City = 31, Snyderville Basin = 180, North Summit unincorporated = 22, South Summit unincorporated = 24.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Barriers to moderate income housing consist of market constraints, infrastructure constraints, environmental constraints, and regulatory constraints. For example, high interest rates can result in fewer permits being pulled by developers. <https://kslnnewsradio.com/2090994/utah-building-permits-2023/> Summit County, like the State of Utah has seen a decline in residential building permits. For calendar year 2023, Summit County saw a decline from 560 units in 2022 to 333 units in 2023, a 41% decrease. Other market forces that can limit housing opportunities for workers and residents are the inflationary impacts of new housing products such as short-term rentals. Staff recently compared the median sales price of housing by quarter going back to 2024 for the USA, Utah and Summit County. The rise in median sales price had a correlation coefficient of .89 when compared to AirBnb revenues for the same period of time. It would be impossible to dismiss the massive inflationary aspect that short-term rentals have had on the availability and prices of homes. In Eastern Summit County, the availability of infrastructure suitable to support higher density housing products resides mostly in the cities/towns. Unincorporated portions of Summit County are being developed on larger lots as they lack the water, wastewater, systems etc. to support urban densities. The Cedar Crest Village Overlay project offers the potential to bring additional infrastructure to Eastern Summit County. The legislature has tried to address some of these issues with economic development tools such as Public Infrastructure Districts, but you cannot pass additional assessments on to moderate-income households and keep them affordable. Environmental constraints such as hillsides, wetlands etc., must also be considered. Summit County derives most of its economic activity from hospitality and tourism. If the County were to allow mass grading techniques or encroachments into wetlands, the tourism industry in Summit County would suffer from such policies. The residents of Summit County desire to preserve its agricultural heritage. Recognizing these environmental constraints creates less land for development and consequently drives up land costs. Regulatory constraints can also limit housing production. Many of Summit County's residents support strong growth management strategies and prefer to retain a “rural” small town feel. Such an approach may be problematic when trying to introduce new product types. <https://www.parkrecord.com/news/snyderville->



basin-eastern-summit-county-general-plan-committees-to-hold-joint-meeting/

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

It is interesting to note that more permits are being issued in unincorporated Summit County than within the majority limits of cities/towns. The emphasis to address moderate income housing does not impact cities/towns of less than 5,000 in population, so there is little incentive to address existing shortfalls. The Cedar Crest Village development has had continued discussion with the County and will be reported on in the strategy progress reporting section.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other

Summit County has not historically tracked ADUs. The Economic Development and Housing Department is exploring ways to begin this process in partnership with the County's Community Development Department. Moderate income ADUs that are part of a housing agr

Total known number of Accessory Dwelling Units recorded as of the report submission date:

Estimated at 100 over the past ten years (10 per year).

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

Eastern Summit County - 2 issued building permits, 1 pending, and 0 returned. Summit County's Building Permit system does not provide a permit issuance



mechanism for ADUs, however there is not an option to search the E360 permit database for "accessory"

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

Summit County does not track licenses or permits to rent and ADU. However, the Summit County Clerk does track the number of business licenses related to short-term rentals. The Summit County Clerk counts 1,083 current licenses. Summit County does not brea

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

Unless the ADU is a deed restricted unit, Summit County only tracks short-term rental (STRs), including ADUs through the business license process.

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Other

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

There are many nuances in this report that our County has not historically tracked. It would be useful if the State could display what will be required in the future to report to give us ample time to take these implementation measures. Additionally, we are a small municipality, and we do not have the resources to regularly run reports such as the developed versus undeveloped parcels in each jurisdiction.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies



since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

D

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation 7.2.2a. "Within two years of the approval of the Summit County Moderate Income Housing Plan by the state of Utah, the county council should, amend the Development Code to make deed restricted moderate-income units eligible for waivers from Building and Planning Department application and permit fees. Ensure that the waivers apply only to moderate income units and not to market rate units and/or lots in a development containing moderate income units." (Note: Summit County will update this action item by 2026. Unlike the Snyderville Basin, Eastern Summit County lacks a dedicated funding source. However, In July of 2024, the Summit County Council directed staff to prepare the necessary adoption resolution and budget to establish a Summit County Housing Authority. As part of that effort, staff pitched creating a financial assistance program specifically targeted to Eastern Summit County. <https://www.parkrecord.com/entertainment/summit-county-signals-strong-support-for-housing-authority/>.

Summit County has historically offered fee waivers in the Snyderville Basin. The process and eligibility provisions are found in the Snyderville Basin Development



Code Section 10-5-11: These may be viewed at the following URL:

https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16562

Affordable units may be eligible for waivers of building department and planning department application and permit fees. The waivers shall apply only to affordable units and/or lots and shall not apply to market rate units and/or lots in a development containing affordable units. Affordable units may be granted waivers as outlined below, up to the full amount of fees actually applied: A waiver of up to fifty percent (50%) of the fees for each unit targeting low income households; A waiver of up to seventy five percent (75%) of the fees for each unit targeting very low income households; A waiver of up to one hundred percent (100%) of the fees for each unit targeting extremely low income households. Summit County intends to make this program available in some capacity in the Eastern Summit County Planning District following the required legislative actions associated with the Cedar Crest Village project. The Cedar Crest project is currently moving through the Eastern Summit County Planning Commission. <https://www.summitcounty.org/2335/Cedar-Crest-Village-Overlay>

Summit County also amended the ADU provisions in Eastern Summit County (Ordinance No 969) in November of 2023. https://summitcounty.org/AgendaCenter/ViewFile/Agenda/_11082023-4116

ADUs are now an allowed use, and no longer a low-impact use, which had a fee associated with it. Deed restricted or not, this fee has been eliminated.

Implementation 7.2.2b: Annually review, and amend as necessary, the Summit County Transportation impact Fee waiver for moderate income housing as set forth in Summit County Code, Title 9, Chapter 2C3(E) "Wavers for Public Purpose." https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-15274#JD_9-2C-3

The County Council may, on a project-by-project basis, authorize exceptions or adjustments to the Impact Fees due from Development Activity for those projects the County Council determines to be of such benefit to the community as a whole to justify the exception or adjustment. Such projects may include facilities being funded by tax-supported agencies, affordable housing projects, or facilities of a temporary nature. The County Council may elect to waive or adjust Impact Fees in consideration of economic benefits to be received from the Development Activity.



3. What page in the submitted plan can this be found?

3-4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Although some of the County's actions are ongoing and implemented on a case-by-case basis, the County amended the ADU provisions in Eastern Summit County (Ordinance No 969) in November of 2023. https://summitcounty.org/AgendaCenter/ViewFile/Agenda/_11082023-4116. ADUs are now an allowed use, and no longer a low-impact use, which had a fee associated with it. Deed restricted or not, this fee has been eliminated.

The Cedar Crest project is currently moving through the Eastern Summit County Planning Commission. <https://www.summitcounty.org/2335/Cedar-Crest-Village-Overlay> The developer will be going back to the Eastern Summit County Planning Commission in August 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Unlike the Snyderville Basin, Eastern Summit County lacks a dedicated funding source to offer developer incentives. However, In July of 2024, the Summit County Council directed staff to prepare the necessary adoption resolution and budget to establish a Summit County Housing Authority. As part of that effort, staff pitched creating a financial assistance program specifically targeted to Eastern Summit County. <https://www.parkrecord.com/entertainment/summit-county-signals-strong-support-for-housing-authority/>.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

Summit County has historically offered fee waivers in the Snyderville Basin. The process and eligibility provisions are found in the Snyderville Basin Development Code Section 10-5-11: These may be viewed at the following URL:

https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16562 The program is funded by in-lieu fees.

Summit County intends to make this program available in some capacity in the Eastern Summit County Planning District, following the required legislative actions associated with the Cedar Crest Village project. The largest barrier is funding. Summit County will need to find General Fund dollars to fund the program.

Median Household incomes in Eastern Summit County are also much lower than the Snyderville Basin. As such, the targeted AMI needs to be lower. This means greater subsidy will be required. Legislative changes impacting Inclusionary Zoning have made implementation of this program much more difficult.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Building permits issued between August 1, 2023, and July 31, 2024, are as follows: Coalville = 9, Henefer = 1, Kamas = 2, Francis = 46, Oakley = 3, Park City = 31, Snyderville Basin = 180, North Summit unincorporated = 22, South Summit unincorporated = 24. Source: Summit County Assessor

Summit County, like the State of Utah has seen a decline in residential building permits. For calendar year 2023, Summit County saw a decline from 560 units in 2022 to 333 units in 2023, a 41% decrease.

Home prices declined from \$1,374,000 in Q1 2023 to \$1,292, 500, a 5.93159% decrease.

The impact of short-term rentals on price inflation cannot be ignored. See Attachment.

8. Links to supporting documentation (Optional)

<https://www.parkrecord.com/entertainment/summit-county-signals->



strong-support-for-housing-authority/. https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16562, <https://www.summitcounty.org/2335/Cedar-Crest-Village-Overlay>, https://summitcounty.org/AgendaCenter/ViewFile/Agenda/_11082023-4116, https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-15274#JD_9-2C-3,

Attachment to supporting documentation (Optional)

AirBnb Revenue to Median Sales Price SUMMIT COUNTY.xlsx

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

W

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation 7.4.1a: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, the County Council should, amend the Development Code to provide incentives for a developer who agrees to include moderate income housing units in a project. Incentives could include, but are not limited to, additional units as part of the Master Planned



Development Deed Restricted Open Space Land Calculation Process, or as a negotiated component of the Village Overlay process.

The Cedar Crest Village project continues to move through the entitlement process. It is currently in Planning Commission review. <https://www.parkrecord.com/news/cedar-crest-village-project-returns-to-eastern-summit-county-planning-commission-next-week/>

The Cedar Crest Village Overlay application consists of approximately 1,012 acres in the Hoytsville area pursuant to the Eastern Summit County Development Code, Section 11-3-8: Village Overlay. https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-018154

3. What page in the submitted plan can this be found?

4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Cedar Crest Village project continues to move through the entitlement process. It is currently in Planning Commission review. <https://www.parkrecord.com/news/cedar-crest-village-project-returns-to-eastern-summit-county-planning-commission-next-week/>

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In July 2024, Summit County Council has also directed staff to bring forward the necessary implementation ordinance and budget for a new Summit County Housing Authority. As part of that effort, staff has proposed funding in support of projects in Eastern Summit County. <https://www.parkrecord.com/entertainment/summit-county-signals-strong-support-for-housing-authority/>.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Cedar Crest Village project is still moving through the entitlement process.



<https://www.parkrecord.com/news/cedar-crest-village-project-returns-to-eastern-summit-county-planning-commission-next-week/>

Additional project information including meetings can be found at the following URL: <https://www.summitcounty.org/2335/Cedar-Crest-Village-Overlay>

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Because Eastern Summit County does not have the same tools (Inclusionary Zoning) as the Snyderville Basin. Identified funding sources prove challenging. Zoning incentives are "negotiated" as part of the review and development agreement process. As such, specific zoning incentives for the Cedar Crest project will be negotiated as it moves through the entitlement process.

If Summit County successfully forms the Summit County Housing Authority and are able to fund some additional tools that would also help the County partner with Eastern Summit County towns/cities.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Building permits issued between August 1, 2023, and July 31, 2024, are as follows: Coalville = 9, Henefer = 1, Kamas = 2, Francis = 46, Oakley = 3, Park City = 31, Snyderville Basin = 180, North Summit unincorporated = 22, South Summit unincorporated = 24. Source: Summit County Assessor

Summit County, like the State of Utah has seen a decline in residential building permits. For calendar year 2023, Summit County saw a decline from 560 units in 2022 to 333 units in 2023, a 41% decrease.



Home prices declined from \$1,374,000 in Q1 2023 to \$1,292,500, a 5.93159% decrease.

The impact of short-term rentals on price inflation cannot be ignored. See the correlation between Airbnb revenues and the Utah Median Sales Price by quarter (attached).

8. Links to supporting documentation (Optional)

<https://www.parkrecord.com/news/cedar-crest-village-project-returns-to-eastern-summit-county-planning-commission-next-week/>, https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-018154

Attachment to supporting documentation (Optional)
AirBnb Revenue to Median Sales Price UTAH.xlsx

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

Implementation 7.5.1a: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend the Development Code to reduce regulations related to accessory dwelling units.

Implementation 7.5.2b: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah' amend the Development Code to make accessory dwelling units an allowed use in the AG-2.5, AG-5, AG-10, AG-20, AG-40, AG-80, VO, and C zones.

Implementation 7.5.2c: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, begin to track ADUs approved through the Summit County Building Department.

3. What page in the submitted plan can this be found?

4-5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Ordinance 969 adopted by County Council in November of 2023. https://summitcounty.org/AgendaCenter/ViewFile/Agenda/_11082023-4116

Ordinance 969 adopted by County Council in November of 2023. https://summitcounty.org/AgendaCenter/ViewFile/Agenda/_11082023-4116 It made ADUs an allowed use in all zones.

Now that the Ordinance has been approved, we are working through the next steps to track this internally. The Economic Development Department is working with Community Development on internal tools to track ADUs. For now, we have started a rudimentary process of "tallying" the ADUs that are applied for. We can also search our building department platform for "assessor dwelling units."

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Ordinance 969 adopted by County Council in November of 2023. https://summitcounty.org/AgendaCenter/ViewFile/Agenda/_11082023-4116 impacted



a number made ADUs a use my right in all zones and eliminated the fee associated with the minor use permit process.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Now that the Ordinance has been approved, we are working through the next steps to track this internally. The Economic Development Department is working with Community Development on internal tools to track ADUs. For now, we have started a rudimentary process of "tallying" the ADUs that are applied for. We can also search our building department platform for "assessor dwelling units."

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Summit County estimates that 100 ADUs have been facilitated over the past ten years (10 per year). Between August 1, 2023 and July 31, 2024 Summit County estimates the following counts:

Eastern Summit County - 2 issued building permits, 1 pending, and 0 returned.

Summit County's Building Permit system does not provide a permit issuance mechanism for ADUs, however there is not an option to search the E360 permit database for "accessory" units. This is how Summit County reports these numbers. The County will continue to refine the ADU process.



8. Links to supporting documentation (Optional)

https://summitcounty.org/AgendaCenter/ViewFile/Agenda/_11082023-4116

Attachment to supporting documentation (Optional)
Ordinance East Side 969.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

J

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation 7.6.1a: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend Development Code language in the Village Overlay (VO) and Commercial (C) zones to incentivize the creation of moderate-income housing units. Incentives may include:

- increased building height
- expedited building permit reviews



- building and planning department fee waivers

Implementation 7.6.2b: Within one year of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend the Development Code to incentivize the creation of deed restricted affordable senior living communities for residents that are 55 years old or older.

3. What page in the submitted plan can this be found?

5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Cedar Crest Village project is moving through the entitlement process. Incentives etc., will be negotiated as part of that process.

11% of Summit County's (including all cities/townships) occupied housing units are price/income restricted. Summit County has a history of successfully negotiating these entitlements/projects (Silver Creek Village (330 affordable/workforce units), Canyon's Village Master Plan (169 units, 1,107 beds of seasonal housing). Incentives are negotiated based upon the number, price and targeted product type through a combination of development agreements, housing agreements and deed restrictions. Summit County identifies moderate income housing as = <80% AMI. That number is adjusted based on unit size and assumed occupancies. These backbone provisions will be used during the negotiations associated with the Cedar Crest Village project.

Summit County is experiencing a "silver avalanche" as noted in a recent Salt Lake Tribune story: <https://www.sltrib.com/news/2024/07/08/park-citys-elders-helped-build/>

The County Council's 2023 and 2024 workplan under Housing Choice includes the following: "Working with the Gray Ribbon Committee and other partners, explore the opportunity of establishing a Continuing Care Retirement Community (CCRC) in Summit County (Economic Development and Housing Department, Seniors Program Director, County Manager's Office). Summit County will further explore this option as the Cedar Crest Village project moves through the entitlement process. The need for senior care will also be identified as part of the County's contracted needs analysis. Consultant responses should be available in December 2024.



Summit County will build on the outreach efforts of its “Our Summit” visioning process <https://oursummitcounty.com/> and as part of the Summit County General Plan Update. <https://www.parkrecord.com/news/summit-county-planners-prepare-for-comprehensive-updates-to-general-plan-documents/>

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Summit County completed the Our Summit Vision Plan during the compliance period, linked above. As well as the implementation of the Summit County Council Annual Work Plan. <https://summitcounty.org/DocumentCenter/View/22669/Our-Summit-Vision-Strategic-Plan-Reduced>

<https://www.parkrecord.com/news/summit-county-will-prioritize-planning-housing-and-public-lands-in-2024/>

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write “None.”

The usual barriers identified in other sections are always present. Limited infrastructure, funding sources and communities resistant to change are always challenging. Still, I think the County Council’s work plan for 2024 represents a commitment to try and address the regional housing needs. <https://www.parkrecord.com/news/summit-county-will-prioritize-planning-housing-and-public-lands-in-2024/>

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This



question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Building permits issued between August 1, 2023, and July 31, 2024, are as follows: Coalville = 9, Henefer = 1, Kamas = 2, Francis = 46, Oakley = 3, Park City = 31, Snyderville Basin = 180, North Summit unincorporated = 22, South Summit unincorporated = 24. Source: Summit County Assessor

Summit County, like the State of Utah has seen a decline in residential building permits. For calendar year 2023, Summit County saw a decline from 560 units in 2022 to 333 units in 2023, a 41% decrease.

Home prices declined from \$1,374,000 in Q1 2023 to \$1,292, 500, a 5.93159% decrease.

8. Links to supporting documentation (Optional)

<https://summitcounty.org/DocumentCenter/View/22669/Our-Summit-Vision-Strategic-Plan-Reduced>, <https://www.parkrecord.com/news/summit-county-will-prioritize-planning-housing-and-public-lands-in-2024/>,

Attachment to supporting documentation (Optional)
231229_OurSummit_VisionStrategicPlan_reduced.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing “No”. Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

M

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action



taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation 7.7.1a: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, study and implement the creation of a Summit County Housing Authority.

Implementation 7.7.2b: Annually meet with local non-profit organizations who support the creation of and intend to ensure the long-term affordability of moderate- income housing to establish on-going cooperation and coordination and to maintain public/private partnerships.

Implementation 7.7.3c: Within one year of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, establish a stakeholder committee comprised of local governments, community housing agencies, and residents to establish numerical goals and associated milestones to track and monitor progress of creating moderate income housing and to uncover shortfalls.

3. What page in the submitted plan can this be found?

5-6

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Summit County worked with Park City Municipal Corporation for over a year to establish a regional housing authority. Although an official vote has not taken place on the regional authority there does not appear to be enough votes to support a regional approach.

<https://www.kpcw.org/summit-county/2024-01-12/park-city-summit-county-councils-punt-housing-authority-decision>

However, in July 2024, Summit County Council directed staff to draft a budget



and implementation ordinance to establish a Summit County Housing Authority independent of Park City.

<https://www.kpcw.org/summit-county/2024-01-12/park-city-summit-county-councils-punt-housing-authority-decision>

The County's currently in the budget process. Draft budgets are due on August 5, 2024.

Summit County maintains an annual contract with Mountainlands Community Housing Trust (MCHT). The budget for FY2024 is \$70,180.

Summit County established the Eastern Summit County Moderate-Income Housing Citizen's Committee in May 2024.

<https://summitcounty.org/DocumentCenter/View/22987/Moderate-Income-Housing-Plan-Advisory-Committee---Eastern-Summit-County?bidId=> and had their first meeting on June 06, 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use regulation or land use decisions were made to implement the strategy. However, in July 2024, Summit County Council directed staff to draft a budget and implementation ordinance to establish a Summit County Housing Authority independent of Park City.

<https://www.kpcw.org/summit-county/2024-06-28/summit-county-may-still-pursue-housing-authority-separate-from-park-city>

The County's currently in the budget process. Draft budgets are due on August 5, 2024.

The County intends to continue its contract with MCHT for 2025.

Summit County established the Eastern Summit County Moderate-Income Housing Citizen's Committee in May 2024.

<https://summitcounty.org/DocumentCenter/View/22987/Moderate-Income-Housing-Plan-Advisory-Committee---Eastern-Summit-County?bidId=> and had their first meeting on June 06, 2024. The Committee meets the first Thursday of each month.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The regional housing authority effort failed after working on it for over a year. Summit County and Park City held joint meetings on the following dates:

, Summit County and Park City Municipal Corporation met on April 25, 2023, to discuss the potential e

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Building permits issued between August 1, 2023, and July 31, 2024, are as follows: Coalville = 9, Henefer = 1, Kamas = 2, Francis = 46, Oakley = 3, Park City = 31, Snyderville Basin = 180, North Summit unincorporated = 22, South Summit unincorporated = 24. Source: Summit County Assessor

Summit County, like the State of Utah has seen a decline in residential building permits. For calendar year 2023, Summit County saw a decline from 560 units in 2022 to 333 units in 2023, a 41% decrease.

Home prices declined from \$1,374,000 in Q1 2023 to \$1,292, 500, a 5.93159% decrease.

8. Links to supporting documentation (Optional)

<https://www.utah.gov/pmn/files/1067931.pdf>, <https://www.kpcw.org/summit-county/2024-06-28/summit-county-may-still-pursue-housing-authority-separate-from-park-city>



Attachment to supporting documentation (Optional)
MCHT Contract 2024.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Summit County- Snyderville Basin

Who is filling out this report?

Elyse Kats

Economic Development and Housing Manager

Ekats@summitcountyutah.gov

35-336-3020

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

<https://summitcounty.org/DocumentCenter/View/23711/Ordinance-980-PDF>

Link to general plan, moderate income housing element:

<https://www.summitcounty.org/DocumentCenter/View/481/General-Plan-PDF>

Link to website where general plan is posted:

<https://www.summitcounty.org/2475/General-Plans>

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

A

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the



implementation plan each year.

Implementation Measure 6.1.1a: Annually review, and amend as necessary, the Development Code moderate income housing provisions relating to the Neighborhood Mixed Use Zone, Town Center Zone, and Resort Center Zone as necessary to meet the goals and strategies of this Chapter.

Implementation Measure 6.1.1b: Commence a study to determine the suitability of using some or a portion of various County owned properties for moderate income housing, within two years of approval of the Moderate Income Housing plan, to meet specific needs and deficits identified in the Moderate Income Housing Assessment. Such study should take into consideration the Moderate-Income Housing Assessment as well as other important County needs and uses for such properties. Properties found suitable and appropriate for moderate income housing development should be considered for moderate income housing to meet deficits identified in the Moderate-Income Housing Assessment but in all instances any study must make findings concerning the impacts on Critical Concerns. No County property acquired as public open space or on which conservation easements have been granted shall be considered for the purposes contemplated herein.

Implementation Measure 6.1.1c: Annually review the current mixed-use zoning and density to determine whether the Moderate-Income Housing Assessment indicates that additional zones or rezones for higher density or moderate-income residential development in commercial mixed-use zones, commercial centers, or employment centers are required to achieve the purposes of this Section 6.1.

Implementation Measure 6.1.1d: Annually, after the approval of the Summit County Moderate Income Housing Plan by the State of Utah, the Planning Commission should:

- 1) Review the General Plan to identify, plan, and possibly create additional neighborhood master planned development and/or redevelopment areas, if and as necessary, to relieve deficits identified in the Moderate-Income Housing Assessment, as updated, in accordance with this Chapter 6.1, and thereafter amend the General Plan accordingly. Note that such review should take into account such areas that the County has already identified in the Snyderville Basin as well as in Eastern Summit County; and
- 2) Review the Future Land Use maps in Chapter I of the General Plan to identify and define specific densities that would be appropriate in mixed use areas to facilitate the deficits identified in the Moderate- Income Housing Assessment with careful consideration of negative and positive impacts on the Critical Concerns.

Implementation Measure 6.1.1e: Within two years of the approval of the Summit



County Moderate Income Housing Plan by the State of Utah, the Planning Commission should

prepare and submit to the County Council an analysis of the benefits of creating a moderate-income housing zone district to address the deficits identified in the Moderate-Income Housing Assessment, with careful consideration of negative and positive impacts on the Critical Concerns as a critical part of such analysis.

What page in the submitted plan can this be found?

3-4

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

F

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

implementation Measure 6.1a.2: Upon completion of "Our Summit" a community visioning project, completed in 2024, the Planning Commission will update, as necessary, the General Plan Future Land Use Maps and identify specific rezones areas as is well as opportunities to create additional mixed-use zones.

Implementation Measure 6.1.a.3: Continue to regularly review, and amend as necessary, the comprehensive long range Snyderville Basin Transportation



Master Plan.

What page in the submitted plan can this be found?

4-5

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

W

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Implementation Measure 6.1b.1: Annually review the Affordable Housing chapter of the Snyderville Basin Development Code and amend, if necessary, to ensure affordable housing best practices are implemented. Maintain the requirement that all new residential development be required to develop or ensure the development of

moderate income housing at a rate of twenty percent (20%) of the units in a development. The moderate-income housing obligation shall continue to be met



concurrently with the construction of market rate units.

What page in the submitted plan can this be found?

5

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

T

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Implementation Measure 6.1e.1: Facilitate discussions with local political subdivisions to enter into a joint agreement within two years.

Implementation Measure 6.1e.2: Within two years, coordinate with local political subdivisions to accurately assess regional moderate income housing needs, including a regional employment study.

Implementation Measure 6.1e.3: Annually, coordinate with local political subdivisions in the development and implementation of regional moderate



income housing strategies.

Implementation Measure 6.1e.4: Within one year, coordinate with local political subdivisions to identify local, state, and federal funding sources to create moderate income housing through a regional housing authority or other forms of cooperation.

Implementation Measure 6.1f.1: Within one year, begin discussions with the Summit County Council regarding the creation of a Summit County Housing Authority and/or regional housing authority.

Implementation Measure 6.2a: Require developers of moderate income housing to file annual reports with reasonably detailed criteria that reports the compliance with applicable deed restrictions; create penalties for failure to comply with such deed

restrictions and related enforcement mechanisms.

Implementation Measure 6.2b: Create land use regulations that prohibit nightly rentals of any housing units that are created using any moderate income housing incentives or pursuant to land use regulations created, amended, or modified to facilitate the creation of moderate income housing.

Implementation Measure 6.2c: Following receipt of the Annual Moderate Income Housing Reporting Form, establish a stakeholder committee that meets annually with the purpose of adopting and monitoring specific measures to be used when evaluating moderate income housing projects.

Implementation Measure 6.2d: Develop and implement a public engagement program to communicate, educate and collaboratively problem solve issues related to creating

moderate income housing in appropriate areas.

Implementation Measure 6.2e: Annually report the County's progress toward meeting the moderate income housing demand as required by Utah law.

Implementation Measure 6.2f: Annually review the number of moderate-income units entitled, permitted, and constructed against the Moderate-Income Housing Assessment, as updated.

What page in the submitted plan can this be found?

5-7



Would you like to submit an additional strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)

Yes

Strategy 5

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

J

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Implementation Measure 6.4a: Amend the Development Code, within two years, to incentivize the creation of moderate income housing units such as increased building height, reduced setbacks, reduced parking standards, and expedited building permit reviews.

Implementation Measure 6.4b: Maintain the incentive community benefit criteria for incentive zoning for deed restricted moderate income housing in the Town Center and Resort Center zone districts.

Implementation Measure 6.4c: Amend the Development Code, within two years, to incentivize the creation of deed restricted affordable senior living communities for residents that are 55 years old or older.

What page in the submitted plan can this be found?

7

Would you like to submit an additional strategy?
 (You will not be able to enter more information or go back after choosing "No".



Please make sure you have entered all information up to this point.)

Yes

Strategy 6

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

I

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Implementation Measure 6.5a: Amend the Development Code in 2024 to allow for the development of Single Room Occupancy (SRO) housing, group homes, community housing, emergency shelter and transitional housing, and supported living facilities for the elderly and persons with special housing needs in residential zone districts, taking into consideration the proximity to public transportation, shopping, medical services, and other essential support services.

What page in the submitted plan can this be found?

7

Would you like to submit an additional strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)

Yes

Strategy 7

Select a moderate-income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element

M

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Implementation Measure 6.7a: Annually meet with local nonprofit organizations who support the creation of and intend to ensure the long term affordability of moderate income housing to establish on-going cooperation and coordination and to maintain

public/private partnerships.

Implementation Measure 6.7b: Establish a stakeholder committee, within one year, comprised of local governments, community housing agencies, and residents to establish numerical goals and associated milestones to track and monitor progress of

creating moderate income housing and to uncover shortfalls.

What page in the submitted plan can this be found?

8

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 8

Select a moderate-income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element

D

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

implementation Measure 6.8a: Maintain, and annually review and amend as necessary, Development Code provisions regarding fee waivers for moderate income housing units.

implementation Measure 6.8b: Maintain and annually review, and amend as necessary, the

What page in the submitted plan can this be found?

8

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 9

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

Q

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward.



Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Implementation Measure 6.11a: Hold community public hearings to acquire input in the criteria that the County should consider in selecting a HTRZ within one year.

Implementation Measure 6.11b: Amend the General Plan and Development Code to codify HTRZ cr

What page in the submitted plan can this be found?

9

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 10

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Implementation Measure 6.12.1: Amend the Development Code in 2024 to add a



definition of Internal Accessory Dwelling Unit that is consistent with State Code, and to modify regulations related to accessory dwelling units, both internal and detached, to fac

What page in the submitted plan can this be found?

9

Would you like to submit an additional strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://summitcounty.maps.arcgis.com/apps/webappviewer/index.html?id=8fa54cade4d64da8b8a6869ba9b38f82>

When did the last zoning map or text amendment occur?

When did the last zoning map or text amendment occur? Summit County



Council adopted a temporary zoning ordinance (TZO) modifying subdivision regulations for both the Eastern and Snyderville Basin Planning District on January 31, 2024 (Ord 973). There is a public hearing on the intended permanent version to be reviewed by the County Council on July 31, 2024. The Subdivision Ordinance changes to comply with new legislation that was put in place in 2023. It also streamlines the process of creating a subdivision. https://granicus_production_attachments.s3.amazonaws.com/summitcounty/0339c77d8bcad7ea4a4c0e70ea6674c40.pdf 2008 was the last major text overhaul. This included creating zones beyond existing residential, commercial, and industrial, to the zones that exist today. The County's current zoning maps reflect these changes. The Summit County Council also adopted new ADU provisions for the Snyderville Basin on November 8, 2023. Ordinance 970. The Snyderville Basin provisions pertaining to internal ADUs can be found at the following URL: https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16964

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a



building permit.

The main large-scale development that has developed within the Snyderville Basin within the past 5-10 years is Silver Creek Village. Silver Creek Village has 1,290 total units with 330 designated as affordable/workforce. Of the 330 affordable/workforce units, around 230 units of workforce housing agreements are in place. Of those 230 units subject to workforce housing agreements, 170 have recorded final deed restrictions, which are required prior to certificate of occupancy). Discovery Ridge, which has 97 total units and 30 affordable/workforce units. 22 certificates of occupancy have been issued of the affordable units), was approved 5-10 years ago. Lastly, Slopeside Village, in the Canyons area, has 169 Units = 1,107+ beds and was originally approved in 2022 and finalized in October 2023. In the Canyons (other than Slopeside Village), there is a maximum square footage for each development but has not yet been platted, so we do not have a specific number of lots that are entitled in this area. The Anaya's Market project, which has eight (8) affordable/workforce units. The deed restrictions were recorded within the past year. The only other development that has been approved and built in the last 10 years is Lincoln Station, on Bitner Road. This is an affordable housing project that has 68 apartments and 8 townhomes (76 units total), 8 of those units are designated as very low income, 23 designated as low income, and 21 designated as attainable according to HUD standards. The remaining units are market rate. The Pinebrook Townhome project was rezoned for up to 12 units in November of 2023 <https://www.kpcw.org/summit-county/2023-11-02/affordable-townhomes-in-lower-pinebrook-approved-with-restrictions> Moderate Income Deed Restricted Units Created Between August 1 2023 - July 31, these are the moderate income units that have received deed restrictions. Anayas Market (Parcel SL-I-8-5A-AM) • Deed restrictions recorded on 4/30/2024 • 8 for rent apartment units Mineros at SCV Parcel SCVC-2-80A-2AM) • Deed restrictions recorded on 3/26/2024 • 24 for rent apartment units Elk Springs at SCV (Parcel SCVC-2-1) - has since been split up into three different sections • Deed restrictions (section 2) recorded on 2/6/2024 • 15 for rent ADU units • Deed restrictions (sections 1 and 3) recording in mid-July, 2024 • 1 for rent ADU units and 7 for rent single family lots in Section 1 • 9 for rent ADU units in Section 3 Lot 50 of Lot 8 in SCV (Parcel SCVC-8-P1-50) • Deed Restrictions recorded on 10/25/2023 • 1 for rent ADU unit Lot 45 of Lot 8 in SCV (Parcel SCVC-8-P1-45) • Deed Restrictions recorded on 10/25/2023 • 1 for rent ADU unit, Lot 56 of Lot 8 in SCV (Parcel SCVC-8-P2-56) Deed Restrictions recorded on 9/12/2023 • 1 for rent ADU unit

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot,



or development that have NOT pulled a building permit.

The only Overlay Zone within the Snyder Ville Basin is the Silver Creek Soils Overlay Zones, east of highway 40, which simply is where building may not be built upon because of toxic soils. Environmental Protection Agency approval must be acquired before building may occur. Most of this area will not be built upon because of existing geographic constraints.

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Snyderville Basin by Right Zoning: Number of Residential Developed Parcels = 8567 Percent of Residential Parcels that are developed = 85% Number of Residential Undeveloped Parcels = 1,552 Percent of Residential Parcels that are undeveloped = 15%

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

These entitlements are issued at the time a building permit is requested. Summit County has no way to verify "will serve letters" until the time of permit. Building permits issued between August 1, 2023, and July 31, 2024, are as follows: Coalville = 9, Henefer = 1, Kamas = 2, Francis = 46, Oakley = 3, Park City = 31, Snyderville Basin = 180, North Summit unincorporated = 22, South Summit unincorporated = 24.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above. Barriers to moderate income housing consist of market constraints, infrastructure constraints, environmental constraints, and regulatory constraints. For example, high



interest rates can result in fewer permits being pulled by developers. <https://kslnnewsradio.com/2090994/utah-building-permits-2023/> Summit County, like the State of Utah has seen a decline in residential building permits. For calendar year 2023, Summit County saw a decline from 560 units in 2022 to 333 units in 2023, a 41% decrease. Other market forces that can limit housing opportunities for workers and residents are the inflationary impacts of new housing products such as short-term rentals. Staff recently compared the median sales price of housing by quarter going back to 2024 for the USA, Utah and Summit County. The rise in median sales price had a correlation coefficient of .89 when compared to AirBnb revenues for the same period of time. It would be impossible to dismiss the massive inflationary aspect that short-term rentals have had on the availability and prices of homes. The legislature has tried to address some of these issues with economic development tools such as Public Infrastructure Districts, but you cannot pass additional assessments on to moderate-income households and keep them affordable. Environmental constraints such as hillsides, wetlands etc., must also be considered. Summit County derives most of its economic activity from hospitality and tourism. If the County were to allow mass grading techniques or encroachments into wetlands, the tourism industry in Summit County would suffer from such policies. The residents of Summit County desire to preserve its agricultural heritage. Recognizing these environmental constraints creates less land for development and consequently drives up land costs. Regulatory constraints can also limit housing production. Many of Summit County's residents support strong growth management strategies and prefer to retain a "rural" small town feel. Such an approach may be problematic when trying to introduce new product types. <https://www.parkrecord.com/news/snyderville-basin-eastern-summit-county-general-plan-committees-to-hold-joint-meeting/>

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

1-Dakota Pacific. In April 2024 the Summit County Council outlined their project goals to representatives of DPRE. <https://townlift.com/2024/04/county-outlines-major-asks-as-dakota-pacific-negotiations-continue/>

Later in April of 2024, a subcommittee was established to work on the project. <https://www.kpcw.org/summit-county/2024-04-25/summit-county-convening-subcommittee-to-negotiate-with-kimball-junction-developer>

This process has now been augmented into a public-private partnership approach. <https://www.parkrecord.com/news/summit-county-establishes-new-timeline-for-dakota-pacific-proposal/>



2- Marketplace at Silver Creek - The applicant has applied to rezone the property to the NMU-1 zone as a part of a new development in the Silver Creek area. The application

Market place received PC approval to proceed in July 2023. <https://www.kpcw.org/summit-county/2023-07-12/marketplace-development-near-silver-summit-moving-ahead>

Back before the PC in March of 2024. <https://www.kpcw.org/summit-county/2024-03-25/marketplace-at-silver-creek-back-at-planning-commission>

Since the rezone application was filed staff has met with the developer and has a future meeting scheduled for August 14, 2024.

3- Junction Commons- The applicant has applied to a rezone to the NMU-1 zone as part of a long-range redevelopment plan of the Outlets at Kimball Junction. The application features around 308 residential units at its current stage, with a commercial element as well. <https://www.parkrecord.com/news/outlets-park-city-owner-wants-mixed-use-zoning-for-the-site-with-more-housing-and-walkability/>

4- Columbus Pacific - This mixed-use development application has been withdrawn, but the developer intends to pursue a rezone on part of the property in the upcoming year for a mixed-use development. <https://www.kpcw.org/summit-county/2023-05-25/working-plan-for-silver-creek-prioritizes-childcare-groceries-housing>

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other

Summit County has not historically tracked ADUs. The Economic Development and Housing Department is exploring ways to begin this process in partnership with the County's Community Development Department. Moderate income ADUs that are part of a housing agr



Total known number of Accessory Dwelling Units recorded as of the report submission date:

Estimated at 100 over the past ten years (10 per year).

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

Snyderville Basin - 5 issued building permits, 2 pending, and 3 returned.

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

Summit County does not track licenses or permits to rent and ADU. However, the Summit County Clerk does track the number of business licenses related to short-term rentals. The Summit County Clerk counts 1,083 current licenses. Summit County does not brea

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

Unless the ADU is a deed restricted unit, Summit County only tracks short-term rental (STRs), including ADUs through the business license process. twenty-seven (27) ADUs were deed restricted between August 1, 2023, and July 31, 2024.

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Other

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

There are many nuances in this report that our County has not historically



tracked. It would be useful if the State could display what will be required in the future to report to give us ample time to take these implementation measures. Additionally, we are a small municipality, and we do not have the resources to regularly run reports such as the developed versus undeveloped parcels in each jurisdiction.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Measure 6.1.1a: Annually review, and amend as necessary, the Development Code moderate income housing provisions relating to the Neighborhood Mixed Use Zone, Town Center Zone, and Resort Center Zone as necessary to meet the goals and strategies of this Chapter.

Implementation Measure 6.1.1b: Commence a study to determine the suitability of using some or a portion of various County owned properties for moderate



income housing, within two years of approval of the Moderate Income Housing plan, to meet specific needs and deficits identified in the Moderate Income Housing Assessment. Such study should take into consideration the Moderate-Income Housing Assessment as well as other important County needs and uses for such properties. Properties found suitable and appropriate for moderate income housing development should be considered for moderate income housing to meet deficits identified in the Moderate-Income Housing Assessment but in all instances any study must make findings concerning the impacts on Critical Concerns. No County property acquired as public open space or on which conservation easements have been granted shall be considered for the purposes contemplated herein.

Implementation Measure 6.1.1c: Annually review the current mixed-use zoning and density to determine whether the Moderate-Income Housing Assessment indicates that additional zones or rezones for higher density or moderate-income residential development in commercial mixed-use zones, commercial centers, or employment centers are required to achieve the purposes of this Section 6.1.

Implementation Measure 6.1.1d: Annually, after the approval of the Summit County Moderate Income Housing Plan by the State of Utah, the Planning Commission should:

- 1) Review the General Plan to identify, plan, and possibly create additional neighborhood master planned development and/or redevelopment areas, if and as necessary, to relieve deficits identified in the Moderate-Income Housing Assessment, as updated, in accordance with this Chapter 6.1, and thereafter amend the General Plan accordingly. Note that such review should take into account such areas that the County has already identified in the Snyderville Basin as well as in Eastern Summit County; and
- 2) Review the Future Land Use maps in Chapter I of the General Plan to identify and define specific densities that would be appropriate in mixed use areas to facilitate the deficits identified in the Moderate- Income Housing Assessment with careful consideration of negative and positive impacts on the Critical Concerns.

Implementation Measure 6.1.1e: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, the Planning Commission should

prepare and submit to the County Council an analysis of the benefits of creating a moderate-income housing zone district to address the deficits identified in the Moderate-Income Housing Assessment, with careful consideration of negative and positive impacts on the Critical Concerns as a critical part of such analysis.



3. What page in the submitted plan can this be found?

3-4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Summit County Council approved the NMU-1 Code Amendment to add "Dwelling Unit, Single-Family Attached" to the Conditional Uses in May of this year through Ordinance 978 as a result of recent community conversations and visioning discussions, where desires were communicated to include a greater range of housing types in the NMU-1 zone. https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-34722

The Snyderville Basin Development Code did not have any other revisions in the past 12 months, as moderate income housing units were still being successfully brought online in Silver Creek Village, Discovery Ridge, Slopeside Village, and Anaya's Market.

The rezoning/development agreement amendment applications being considered by Summit County as of July of 2024 are:

1-Dakota Pacific. In April 2024 the Summit County Council outlined their project goals to representatives of DPRE. <https://townlift.com/2024/04/county-outlines-major-asks-as-dakota-pacific-negotiations-continue/>

Later in April of 2024, a subcommittee was established to work on the project. <https://www.kpcw.org/summit-county/2024-04-25/summit-county-convening-subcommittee-to-negotiate-with-kimball-junction-developer>

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Since the rezone application was filed staff has met with the developer and has a future meeting scheduled for August 14, 2024.

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The rezone for the Pinebrook Townhome project was approved by County Council in November of 2023. <https://www.parkrecord.com/2023/11/01/summit-county-council-approves-rezone-for-pinebrook-affordable-housing-development/>

On June 28, 2023, Summit County established a multidepartment internal team led by the Community Development Department to begin the master planning process for the County owned property known as "Cline Dahle." The internal team has continued to meet on a regular basis. Summit County acquired the property in 2016. The property is approximately 30 acres in size. More information regarding the Cline Dahle property is located on the County's web page at the following URL: <https://www.summitcounty.org/829/Cline-Dahle-Project>

An open house was conducted with community members in June of 2024, and a draft plan will be created soon. Learn more here: <https://www.parkrecord.com/news/summit-county-sees-strong-support-for-cline-dahle-draft-plan/>.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Summit County Council approved the NMU-1 Code Amendment to add "Dwelling Unit, Single-Family Attached" to the Conditional Uses in May of this year through Ordinance 978 as a result of recent community conversations and visioning discussions, where desires were communicated to include a greater range of housing types in the NMU-1 zone. https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-34722

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development/

Summit County staff are reviewing the Neighborhood Mixed Use Zone. More specifically the provisions relating to the 50% inclusionary requirement applied to the commercial portions of the zone. If regional or larger center commercial development are part of those applications, it may prove especially challenging for developers to meet the affordable housing inclusionary requirement.

Summit County anticipates releasing an RFP for services for a new five (5) year housing needs assessment and associated NEXUS study in August 2024. The upcoming months before the end of the year. The County Council added to their workplan in April of 2023, "Complete five-year housing assessment as required by state code, bringing in partners (municipalities, townships, Park City Chamber of Commerce, nonprofits) to contribute to funding and the methodology for the needs assessment Request for Proposals (RFP) to cover years 2025-2029 (Economic Development and Housing Department, Finance Department). Summit County has budgeted \$242,000 towards this effort.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Social constraints- NIMBYism is the main social constraint in the Snyderville Basin. Traffic is the main concern of our public, and in many projects (new developments coming in), traffic is used by many as their main comments and concerns to bring projects to a halt.

Regulatory constraints can also limit housing production. Many of Summit County's residents support strong growth management strategies. For example, the Snyderville Basin Plan Policy 2.3 includes the following language: "Do not approve any new entitlements beyond those permitted by the Development Code until such time that existing entitlements are significantly exhausted, unless the County legislative body first determines that: a. b. c. a compelling countervailing public interest, specifically identified in the General Plan exists and cannot be reasonably satisfied without expanding one or more



entitlement(s); such new entitlement(s) do not simply result in an incidental benefit to the public interest, but rather such entitlement(s) are intended primarily to promote such compelling countervailing public interest; and any new entitlement(s) are consistent with the Neighborhood Planning Area Plans and the Snyderville Basin General Plan's Future Land Use Maps, as amended. Defining the phrase "compelling countervailing public interest" has been challenging.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Summit County, like the State of Utah has seen a decline in residential building permits. For calendar year 2023, Summit County saw a decline from 560 units in 2022 to 333 units in 2023, a 41% decrease.

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Summit County recorded deed restrictions for the following moderate income housing units:

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- Deed restrictions recorded on 4/30/2024
- 8 for rent apartment units

Mineros at SCV Parcel SCVC-2-80A-2AM)

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- 24 for rent apartment units

Elk Springs at SCV (Parcel SCVC-2-1) - has since been split up into three different sections

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- 1 for rent ADU units and 7 for rent single family lots in Section 1



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- Deed Restrictions recorded on 9/12/2023
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8. Links to supporting documentation (Optional)

https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-34722 <https://townlift.com/2024/04/county-outlines-major-asks-as-dakota-pacific-negotiations-continue/> <https://www.kpcw.org/summit-county/2024-04-25/summit-county-convening-subcommittee-to-negotiate-with-kimball-junction-developer> <https://www.parkrecord.com/news/summit-county-establishes-new-timeline-for-dakota-pacific-proposal/> <https://www.kpcw.org/summit-county/2023-07-12/marketplace-development-near-silver-summit-moving-ahead> <https://www.kpcw.org/summit-county/2024-03-25/marketplace-at-silver-creek-back-at-planning-commission> <https://www.parkrecord.com/news/outlets-park-city-owner-wants-mixed-use-zoning-for-the-site-with-more-housing-and-walkability/> <https://www.parkrecord.com/2023/11/01/summit-county-council-approves-rezone-for-pinebrook-affordable-housing-development/> <https://www.summitcounty.org/829/Cline-Dahle-Project> <https://www.parkrecord.com/news/summit-county-sees-strong-support-for-cline-dahle-draft-plan/>

Attachment to supporting documentation (Optional)

Econ Budget.png

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".)



Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

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implementation Measure 6.1a.2: Upon completion of "Our Summit" a community visioning project, completed in 2024, the Planning Commission will update, as necessary, the General Plan Future Land Use Maps and identify specific rezones areas as is well as opportunities to create additional mixed-use zones.

Implementation Measure 6.1a.3: Continue to regularly review, and amend as necessary, the comprehensive long range Snyderville Basin Transportation Master Plan.

3. What page in the submitted plan can this be found?

4-5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

In addition to the Summit County anticipates releasing an RFP for services for a new five (5) year housing needs assessment and associated NEXUS study, Summit County Community Development Department are in the process of updating both the Snyderville Basin and Eastern Summit County General Plans. <https://www.parkrecord.com/news/summit-county-planners-prepare-for-comprehensive-updates-to-general-plan-documents/>

This effort will also focus on brining both documents into full compliance with Utah State Code: 17-27a-403 and will include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Pinebrook Townhome project was rezoned in November of 2023. <https://www.parkrecord.com/2023/11/01/summit-county-council-approves-rezone-for-pinebrook-affordable-housing-development/>

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- 1 for rent ADU units and 7 for rent single family lots in Section 1
- 9 for rent ADU units in Section 3

Lot 50 of Lot 8 in SCV (Parcel SCVC-8-P1-50)

- Deed Restrictions recorded on 10/25/2023
- 1 for rent ADU unit

Lot 45 of Lot 8 in SCV (Parcel SCVC-8-P1-45)

- Deed Restrictions recorded on 10/25/2023
- 1 for rent ADU unit

Lot 56 of Lot 8 in SCV (Parcel SCVC-8-P2-56)

Deed Restrictions recorded on 9/12/2023

- 1 for rent ADU unit

8. Links to supporting documentation (Optional)

<https://www.parkrecord.com/news/summit-county-planners-prepare-for-comprehensive-updates-to-general-plan-documents/> <https://www.parkrecord.com/2023/11/01/summit-county-council-approves-rezone-for-pinebrook-affordable-housing-development/>



Attachment to supporting documentation (Optional)
AirBnb Revenue to Median Sales Price SUMMIT COUNTY.xlsx

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

W

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Measure 6.1b.1: Annually review the Affordable Housing chapter of the Snyderville Basin Development Code and amend, if necessary, to ensure affordable housing best practices are implemented. Maintain the requirement that all new residential development be required to develop or ensure the development of

moderate income housing at a rate of twenty percent (20%) of the units in a development. The moderate-income housing obligation shall continue to be met concurrently with the construction of market rate units.



3. What page in the submitted plan can this be found?

5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

No actions were taken to amend the Affordable Housing chapter of the Snyderville Basin Development Code between August 2023 and July 31, 2024. However, staff anticipates making changes in 2024-2025 to add greater clarity to the definition section of the code and to further evaluate the inclusionary requirements associated with the Neighborhood Mixed Use Zoning District that requires a 50% affordable housing inclusionary standard. As inclusionary zoning is "grandfathered" within the Snyderville Basin, Summit County must be careful that any future changes to the code would not result in the inclusionary provisions being extinguished. Deed restricted affordable housing makes up 11% of the housing in Summit County.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

All of the current projects moving through the rezone process include an inclusionary component of some capacity. Those projects include:

1-Dakota Pacific. In April 2024 the Summit County Council outlined their project goals to representatives of DPRE. <https://townlift.com/2024/04/county-outlines-major-asks-as-dakota-pacific-negotiations-continue/>

Later in April of 2024, a subcommittee was established to work on the project. <https://www.kpcw.org/summit-county/2024-04-25/summit-county-convening-subcommittee-to-negotiate-with-kimball-junction-developer>

This process has now been augmented into a public-private partnership approach. <https://www.parkrecord.com/news/summit-county-establishes-new-timeline-for-dakota-pacific-proposal/>

2- Marketplace at Silver Creek - The applicant has applied to rezone the property to the NMU-1 zone as a part of a new development in the Silver Creek area. The application

Market place received PC approval to proceed in July 2023. <https://www.kpcw.org/summit-county/2023-07-12/marketplace-development-near-silver-summit-moving-ahead>



Back before the PC in March of 2024. <https://www.kpcw.org/summit-county/2024-03-25/marketplace-at-silver-creek-back-at-planning-commission>

Since the rezone application was filed staff has met with the developer and has a future meeting scheduled for August 14, 2024.

3- Junction Commons- The applicant has applied to a rezone to the NMU-1 zone as part of a long-range redevelopment plan of the Outlets at Kimball Junction. The application features around 308 residential units at its current stage, with a commercial element as well. <https://www.parkrecord.com/news/outlets-park-city-owner-wants-mixed-use-zoning-for-the-site-with-more-housing-and-walkability/>

The rezone for the Pinebrook Townhome project was approved by County Council in November of 2023. <https://www.parkrecord.com/2023/11/01/summit-county-council-approves-rezone-for-pinebrook-affordable-housing-development/>

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The limitations passed by the legislature surrounding inclusionary zoning may prevent Summit County from making changes to its current codes--even if those codes improved moderate income housing outcomes.

https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16399

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the



county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The majority of deed restricted affordable housing in Summit County was developed as a result of using inclusionary zoning in combination with other zoning tools (development agreements, conditional use, etc.).

Attached as supporting documentation are the affordable housing projects in unincorporated Summit County.

Summit County, like the State of Utah has seen a decline in residential building permits. For calendar year 2023, Summit County saw a decline from 560 units in 2022 to 333 units in 2023, a 41% decrease.

Between August 1, 2023, and July 31, 2024, Summit County issued the following building permits: Coalville = 9, Henefer = 1, Kamas = 2, Francis = 46, Oakley = 3, Park City = 31, Snyderville Basin = 180, North Summit unincorporated = 22, South Summit unincorporated = 24.

Summit County recorded deed restrictions for the following moderate income housing units:

Anayas Market (Parcel SL-I-8-5A-AM)

- Deed restrictions recorded on 4/30/2024
- 8 for rent apartment units

Mineros at SCV Parcel SCVC-2-80A-2AM)

- Deed restrictions recorded on 3/26/2024
- 24 for rent apartment units

Elk Springs at SCV (Parcel SCVC-2-1) - has since been split up into three different sections

- Deed restrictions (section 2) recorded on 2/6/2024
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Lot 56 of Lot 8 in SCV (Parcel SCVC-8-P2-56)

Deed Restrictions recorded on 9/12/2023

- 1 for rent ADU unit

8. Links to supporting documentation (Optional)

<https://townlift.com/2024/04/county-outlines-major-asks-as-dakota-pacific-negotiations-continue/> <https://www.kpcw.org/summit-county/2024-04-25/summit-county-convening-subcommittee-to-negotiate-with-kimball-junction-developer> <https://www.parkrecord.com/new>

Attachment to supporting documentation (Optional)

Deed Restricted Units.xlsx

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

T

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:



i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Measure 6.1e.1: Facilitate discussions with local political subdivisions to enter into a joint agreement within two years.

Implementation Measure 6.1e.2: Within two years, coordinate with local political subdivisions to accurately assess regional moderate income housing needs, including a regional employment study.

Implementation Measure 6.1e.3: Annually, coordinate with local political subdivisions in the development and implementation of regional moderate income housing strategies.

Implementation Measure 6.1e.4: Within one year, coordinate with local political subdivisions to identify local, state, and federal funding sources to create moderate income housing through a regional housing authority or other forms of cooperation.

Implementation Measure 6.1f.1: Within one year, begin discussions with the Summit County Council regarding the creation of a Summit County Housing Authority and/or regional housing authority.

Implementation Measure 6.2a: Require developers of moderate income housing to file annual reports with reasonably detailed criteria that reports the compliance with applicable deed restrictions; create penalties for failure to comply with such deed

restrictions and related enforcement mechanisms.

Implementation Measure 6.2b: Create land use regulations that prohibit nightly rentals of any housing units that are created using any moderate income housing incentives or pursuant to land use regulations created, amended, or modified to facilitate the creation of moderate income housing.

Implementation Measure 6.2c: Following receipt of the Annual Moderate Income Housing Reporting Form, establish a stakeholder committee that meets annually with the purpose of adopting and monitoring specific measures to be used when evaluating moderate income housing projects.

Implementation Measure 6.2d: Develop and implement a public engagement program to communicate, educate and collaboratively problem solve issues related to creating



moderate income housing in appropriate areas.

Implementation Measure 6.2e: Annually report the County's progress toward meeting the moderate income housing demand as required by Utah law.

Implementation Measure 6.2f: Annually review the number of moderate-income units entitled, permitted, and constructed against the Moderate-Income Housing Assessment, as updated.

3. What page in the submitted plan can this be found?

5-6

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Summit County worked with Park City Municipal Corporation for over a year to establish a regional housing authority. Although an official vote has not taken place on the regional authority there does not appear to be enough votes to support a regional approach. <https://www.kpcw.org/summit-county/2024-01-12/park-city-summit-county-councils-punt-housing-authority-decision>

However, in July 2024, Summit County Council directed staff to draft a budget and implementation ordinance to establish a Summit County Housing Authority independent of Park City.

<https://www.kpcw.org/summit-county/2024-06-28/summit-county-may-still-pursue-housing-authority-separate-from-park-city>

The County's currently in the budget process. Draft budgets are due on August 5, 2024

Summit County anticipates releasing an RFP for services for a new five (5) year housing needs assessment and associated NEXUS study in August 2024. The upcoming months before the end of the year. The County Council added to their workplan in April of 2023, "Complete five-year housing assessment as required by state code, bringing in partners (municipalities, townships, Park City Chamber of Commerce, nonprofits) to contribute to funding and the methodology for the needs assessment Request for Proposals (RFP) to cover years 2025-2029 (Economic Development and Housing Department, Finance Department). Summit County has budgeted \$242,000 towards this effort.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

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The Cline Dahle property also provides an opportunity for partnership. On June 28, 2023, Summit County established a multidepartment internal team led by the Community Development Department to begin the master planning process for the County owned property known as "Cline Dahle." The internal team has continued to meet on a regular basis. Summit County acquired the property in 2016. The property is approximately 30 acres in size. More information regarding the Cline Dahle property is located on the County's web page at the following URL: <https://www.summitcounty.org/829/Cline-Dahle-Project>

An open house was conducted with community members in June of 2024, and a draft plan will be created soon. Learn more here: <https://www.parkrecord.com/news/summit-county-sees-strong-support-for-cline-dahle-draft-plan/>.

Summit County includes provisions in its housing agreements and deed restrictions that relate to short-term rentals. An example is included as an attachment.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier,



and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

City Municipal Corporation met on April 25, 2023, to discuss the potential establishment of a regional housing authority. The staff was directed to establish a working committee with one (1) council member from Summit County's Council and one (1) member from the Park City Council. Towards that end, Staff established the "Housing Authority Exploration Committee." The Committee was/is made up of the following members: • Tana Toly, Chair • Canice Harte, Vice Chair • Jason Glidden, PCMC, Housing Development Manager • Jeffrey B. Jones, AICP, Economic Development & Housing Director • Elyse Kats, AICP, Economic Development & Housing Manager • Helen E. Strachan, Summit County Attorney's Office • Cate Brabson, PCMC Attorney's Office • Jennifer McGrath, Deputy City Manager, PCMC • Jessica A len Bateman, Kamas City • Daniel Nackerman, Advisor On July 11, 2023, the Committee presented a potential implementation timeline and operational manual to the Summit County and PCMC Councils. The Council directed staff to solicit feedback from various community partners on the potential creation of a regional housing authority. In response, staff created a series of questions and interviewed seventeen (17) community partners (non-profits, employers, school districts, private developers, chamber of commerce, etc.). Staff also scheduled interviews with other housing authorities that are geographically located in resort communities. Furthermore, PCMC Staff also conducted a survey through CAST (Colorado Assoc. of Ski Towns) that gathered similar information from existing Housing Authorities in CO. On October 10, 2023, staff continued their discussion with the respective Councils in response to questions raised at the July 11, 2023, meeting. Survey responses, interviews with the HUD regional office, and formation options were shared with both Councils. Staff were directed to return on November 14th, 2023, to evaluate structure options to promote regional collaboration on housing. The evaluation included creating a new regional housing authority, joining an existing regional housing authority, contracting with third-party organizations, interlocal agreements, task forces, and keeping the status quo. Using a three-point scale, the Committee evaluated and scored the options and presented the information to the respective Councils at the November 14th meeting. Forming a new regional housing received the highest score, followed closely by joining an existing authority and a regional task force. The Committee also presented information to the Councils regarding the projected budgetary needs to start and maintain a new start-up regional housing authority. During



the November 14th joint meeting, the two councils asked staff to further refine the regional housing authority proposal and to return on January 12, 2024, to discuss how the creation of a new housing authority might compare to approaching regional housing collaboration using what the Council termed, a “Committee-Plus” approach—primarily as a way of cost savings. The Councils also requested a more in-depth budget analysis of the different options. At the January 12 meeting, Park City was hesitant to move forward with the Regional Housing Authority. <https://www.kpcw.org/summit-county/2024-01-12/park-city-summit-county-councils-punt-housing-authority-decision> Summit County now intends to create authority and grow its activities in more organic fashion. <https://www.parkrecord.com/2024/06/25/summit-county-considers-creating-independent-housing-authority-after-joint-effort-stalls/>

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Summit County, like the State of Utah has seen a decline in residential building permits. For calendar year 2023, Summit County saw a decline from 560 units in 2022 to 333 units in 2023, a 41% decrease.

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- 24 for rent apartment units

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Deed Restrictions recorded on 9/12/2023

- 1 for rent ADU unit

8. Links to supporting documentation (Optional)

<https://www.kpcw.org/summit-county/2024-01-12/park-city-summit-county-councils-punt-housing-authority-decision> <https://www.parkrecord.com/2024/06/25/summit-county-considers-creating-independent-housing-authority-after-joint-effort-stalls/> <https://www.summ>

Attachment to supporting documentation (Optional)

Recorded example of deed restrictions and limitations on short term rentals.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing “No”. Please make sure you have entered all information up to this point.)

Yes



Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

J

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

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- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Measure 6.4a: Amend the Development Code, within two years, to incentivize the creation of moderate income housing units such as increased building height, reduced setbacks, reduced parking standards, and expedited building permit reviews.

Implementation Measure 6.4b: Maintain the incentive community benefit criteria for incentive zoning for deed restricted moderate income housing in the Town Center and Resort Center zone districts.

Implementation Measure 6.4c: Amend the Development Code, within two years, to incentivize the creation of deed restricted affordable senior living communities for residents that are 55 years old or older.

3. What page in the submitted plan can this be found?

7

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

Summit County has budgeted \$242,000 for a new housing needs assessment and NEXUS study. As part of that study, senior housing needs will be further defined. The RFP will be issued in August 2024 and will cover 2025-2029.

The Summit County Council Workplan adopted in January 2024 also includes provisions for housing. <https://www.parkrecord.com/2024/01/20/summit-county-will-prioritize-planning-housing-and-public-lands-in-2024/>

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Cline Dahle property represents an opportunity to provide some housing for 55 and years of age and older housing. On June 28, 2023, Summit County established a multidepartment internal team led by the Community Development Department to begin the master planning process for the County owned property known as "Cline Dahle." The internal team has continued to meet on a regular basis. Summit County acquired the property in 2016. The property is approximately 30 acres in size. More information regarding the Cline Dahle property is located on the County's web page at the following URL: <https://www.summitcounty.org/829/Cline-Dahle-Project>

An open house was conducted with community members in June of 2024, and a draft plan will be created soon. Learn more here: <https://www.parkrecord.com/news/summit-county-sees-strong-support-for-cline-dahle-draft-plan/>.

The University of Utah completed a capacity study for the Cline Dahle property in 2017. It is attached for reference.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

So far, barriers have been minimal. at an open house held in June of 2024, there seem to be strong support for the Cline Dahle project. As always, such support can be eroded over time. From the article in the Park Record, "There were similar sentiments ab

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None that have not been listed in other sections of this report.

Summit County, like the State of Utah has seen a decline in residential building permits. For calendar year 2023, Summit County saw a decline from 560 units in 2022 to 333 units in 2023, a 41% decrease.

Between August 1, 2023, and July 31, 2024, Summit County issued the following building permits: Coalville = 9, Henefer = 1, Kamas = 2, Francis = 46, Oakley = 3, Park City = 31, Snyderville Basin = 180, North Summit unincorporated = 22, South Summit unincorporated = 24.

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Deed Restrictions recorded on 9/12/2023

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8. Links to supporting documentation (Optional)

<https://www.parkrecord.com/2024/01/20/summit-county-will-prioritize-planning-housing-and-public-lands-in-2024/> <https://www.summitcounty.org/829/Cline-Dahle-Project> <https://www.parkrecord.com/news/summit-county-sees-strong-support-for-cline-dahle-draft-pla>

Attachment to supporting documentation (Optional)
University of Utah Capacity Study.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes



Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

1

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Measure 6.5a: Amend the Development Code in 2024 to allow for the development of Single Room Occupancy (SRO) housing, group homes, community housing, emergency shelter and transitional housing, and supported living facilities for the elderly and persons with special housing needs in residential zone districts, taking into consideration the proximity to public transportation, shopping, medical services, and other essential support services.

3. What page in the submitted plan can this be found?

7

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

No action was taken during the reporting period. Single Room Occupancy (SRO) are permitted in the Snyderville Basin Development Code through special permits. More specifically, they are part of Summit County's inclusionary zoning code. https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16377. Nevertheless, there may be more opportunities for these units in other zones. Additionally, there may be opportunities through the acquisition of older hotels/motels to convert units to the SRO standard.



SROs in Summit County require a minimum of 275/SF.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No Land use regulation or land use decisions were made between August 1, 2023, and July 31, 2024, specifically relating to Single Room Occupancies. However, other entitled projects, such as the CVMA Slopeside Village continues to flourish and provide affordable housing to seasonal workers and others. Some of the room configurations for Slopeside Village would qualify as an SRO. Attached is the CVMA most recent occupancy report.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Although SROs are allowed through development agreements and special permits, SROs function best when they have the required infrastructures such as public transit, etc. to support their use. Placing too many SRO units in one location is what led to much of this housing choice being eliminated starting in the 1970s. SROs tied to employer housing seems to work in Summit County.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The rents within the Slopeside Village project range from \$730-\$1,010 per month depending upon configuration.



8. Links to supporting documentation (Optional)

https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16377

Attachment to supporting documentation (Optional)
Slopeside Village Q2 2024 Report FINAL.xlsx

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 7

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

M

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Measure 6.7a: Annually meet with local nonprofit organizations who support the creation of and intend to ensure the long term affordability of moderate income housing to establish on-going cooperation and coordination and to maintain

public/private partnerships.

Implementation Measure 6.7b: Establish a stakeholder committee, within



one year, comprised of local governments, community housing agencies, and residents to establish numerical goals and associated milestones to track and monitor progress of

creating moderate income housing and to uncover shortfalls.

3. What page in the submitted plan can this be found?

8

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Summit County maintains an annual contract with Mountainlands Community Housing Trust (MCHT). The budget for FY2024 is \$70,180. Summit County's contract is attached below.

Summit County established the Snyderville Basin Moderate-Income Housing Citizen's Committee in May 2024. <https://summitcounty.org/DocumentCenter/View/22988/Moderate-Income-Housing-Plan-Advisory-Committee---Snyderville-Basin?bidId=> and had their first meeting on June 27, 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Summit County continues to contract with Mountainlands Community Trust (MCHT). Summit County intends to continue this partnership in 2025. Summit County also established the Moderate-Income Housing Citizens Committee in May of 2024 and had their first mee

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the



implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No barriers other than limited financial resources.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

it would be much more expensive for Summit County to monitor all of the deed restricted units in Summit County than it is to contract with Mountainlands Community Housing Trust (MCHT).

8. Links to supporting documentation (Optional)

<https://summitcounty.org/DocumentCenter/View/22988/Moderate-Income-Housing-Plan-Advisory-Committee---Snyderville-Basin?bidId=>

Attachment to supporting documentation (Optional)
MCHT Contract 2024.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 8

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

D

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023



and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

implementation Measure 6.8a: Maintain, and annually review and amend as necessary, Development Code provisions regarding fee waivers for moderate income housing units.

implementation Measure 6.8b: Maintain and annually review, and amend as necessary, the

3. What page in the submitted plan can this be found?

8

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Summit County has historically offered fee waivers in the Snyderville Basin. The process and eligibility provisions are found in the Snyderville Basin Development Code Section 10-5-11: These may be viewed at the following URL: <https://codelibrary.amlegal>.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Summit County Council directed staff in June of 2027 to bring back a budget and workplan to form a Summit County Housing Authority. Some of the budget may be funded using in-lieu fees.

<https://www.parkrecord.com/2024/06/25/summit-county-considers-cr>



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No major barriers were experienced from August 1, 2023 - July 31, 2024. However, if Summit County were to lose its grandfathered inclusionary zoning the ability to fund some of these programs would be compromised.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Sold one (1) deed restricted moderate income qualified housing unit within the Bear Hollow Development to an income qualified Summit County Employee.

Summit County, like the State of Utah has seen a decline in residential building permits. For calendar y

8. Links to supporting documentation (Optional)

https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16562 <https://www.parkrecord.com/2024/06/25/summit-county-considers-creating-independent-housing-authority-after-joint-effort-stalls/>

Attachment to supporting documentation (Optional)
Closing Disclosure-seller.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 9

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

Q

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Measure 6.11a: Hold community public hearings to acquire input in the criteria that the County should consider in selecting a HTRZ within one year.

Implementation Measure 6.11b: Amend the General Plan and Development Code to codify HTRZ cr

3. What page in the submitted plan can this be found?

9

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Summit County has met the required HTRZ submittal requirements. The County submitted the HTRZ proposal to the Governor's Office of Economic Opportunity (GOEO) on June 12, 2023. The submittal included 21 units on a 1.31-acre that is zoned Town Center (TC)



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No specific actions were taken. The HTRZ proposal will be reevaluated as the public-private partnership is explored with Dakota Pacific.

<https://www.parkrecord.com/2024/07/11/summit-county-establishes-new-timeline-for-dakota-pacific-proposal/>

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The original HTRZ site was very small which made it difficult to manage parking and meet the density thresholds associated with the HTRZ. The Dakota Pacific project offers increased flexibility.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Summit County, like the State of Utah has seen a decline in residential building permits. For calendar year 2023, Summit County saw a decline from 560 units in 2022 to 333 units in 2023, a 41% decrease.

Between August 1, 2023, and July 31, 2024, Summit C



8. Links to supporting documentation (Optional)

<https://www.summitcounty.org/DocumentCenter/View/21750/Housing-Transit-timeline-for-dakota-pacific-proposal/>

Attachment to supporting documentation (Optional)
HTRZ proposal.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 10

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Measure 6.12.1: Amend the Development Code in 2024 to add a definition of Internal Accessory Dwelling Unit that is consistent with State Code, and to modify regulations related to accessory dwelling units, both internal and detached, to fac



3. What page in the submitted plan can this be found?

9

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Summit County Council also adopted new ADU provisions for the Snyderville Basin on November 8, 2023. Ordinance 970. The Snyderville Basin provisions pertaining to internal ADUs can be found at the following URL:

<https://codelibrary.amlegal.com/codes/>

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

In addition to the amendments to the development code (Ordinance 970), Summit County also deed restricted 27 ADU units for moderate income households between August 1, 2023 and July 31, 2024.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No major barriers relating to the amendments. The major challenge in using ADUs as a form of housing in Summit County are their use as short-term rentals (STRs). The inflationary impacts of STRs on all housing cannot be overstated.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the



county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Summit County, like the State of Utah has seen a decline in residential building permits. For calendar year 2023, Summit County saw a decline from 560 units in 2022 to 333 units in 2023, a 41% decrease.

Between August 1, 2023, and July 31, 2024, Summit County issued the following building permits: Coalville = 9, Henefer = 1, Kamas = 2, Francis = 46, Oakley = 3, Park City = 31, Snyderville Basin = 180, North Summit unincorporated = 22, South Summit unincorporated = 24.

Summit County recorded deed restrictions for the following moderate income housing units:

Anayas Market (Parcel SL-I-8-5A-AM)

- Deed restrictions recorded on 4/30/2024
- 8 for rent apartment units

Mineros at SCV Parcel SCVC-2-80A-2AM)

- Deed restrictions recorded on 3/26/2024
- 24 for rent apartment units

Elk Springs at SCV (Parcel SCVC-2-1) - has since been split up into three different sections

- Deed restrictions (section 2) recorded on 2/6/2024
- 15 for rent ADU units
- Deed restrictions (sections 1 and 3) recording in mid-July, 2024
- 1 for rent ADU units and 7 for rent single family lots in Section 1
- 9 for rent ADU units in Section 3

Lot 50 of Lot 8 in SCV (Parcel SCVC-8-P1-50)

- Deed Restrictions recorded on 10/25/2023
- 1 for rent ADU unit

Lot 45 of Lot 8 in SCV (Parcel SCVC-8-P1-45)

- Deed Restrictions recorded on 10/25/2023
- 1 for rent ADU unit



Lot 56 of Lot 8 in SCV (Parcel SCVC-8-P2-56)

Deed Restrictions recorded on 9/12/2023

- 1 for rent ADU unit

8. Links to supporting documentation (Optional)

https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16964, https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2267412/Staff_Report_and_Ordinance_970_SB_Accessory_Dwelling_Units.pdf

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Sunset city

Who is filling out this report?

Nicole Supp

City Recorder

nsupp@sunset-ut.com

801-614-9102

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://drive.google.com/file/d/1ItDK-Ng31oSHV4k4ld8Ynfiv2xSuztEia/view>

<https://drive.google.com/file/d/1b7-tugwi-0c6HaMAkADcxTw4IAwUDDn-/view>



When did the last zoning map or text amendment occur?

May 3, 2023 Zoning Map Update, December 19, 2023 FBC

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

3

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

459

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

462

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The rising cost of building materials has been the primary driver of slowed development in Sunset. Developers have also expressed issues relating to the increased cost of financing new development. No other barriers to developing these units have been identified.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

For question #2, there are no overlay zones in Sunset. The number of entitled units in Question #3 was determined by compiling all entitled units in any residential zones within city limits. All lots currently have full utilities available. The answer to Question #4 was determined to be all current entitled units/lots as no line extensions would be necessary and all are serviceable today.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.



How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other

When implemented, planning to track via business licenses and/or Certificate of Occupancies and/or conditional use permits

Total known number of Accessory Dwelling Units recorded as of the report submission date:

0

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Planning technical assistance, Model ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting, Education on partnering with nonprofit organizations or housing authorities



Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Providing the above support would be helpful.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The Sunset City Council adopted the Sunset Form-Based Code (FBC) in December of 2023. Sunset lifted the building moratorium at the adoption of the FBC, but has yet to see new development and the implementation of the new Form Districts. There are three new Form Districts, including: the Sunset Town Center, the Neighborhood Center, and the Residential Transition district. Each of the new districts is compatible with the existing urban uses and contributes positively to the character and identity of the neighborhood. The Form-



Based Code integrates a mix of uses together, which will ultimately result in communities that are well connected, and more livable. The new FBC, along with several educational documents, are now available on the Sunset city website.

3. What page in the submitted plan can this be found?

12

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Planning Commission, City Council, and Sunset City Staff worked extensively with an urban design firm to draft the Form-Based Code that was adopted on December 19, 2023 by the City Council. Input from elected officials, staff, and the public was utilized to draft the updated code and to help shape the vision and overall form of the centers within the new code. Mixed-use and commercial development goals were taken into consideration when drafting the new code, both of which the city hopes to see support a variety of housing types in the future. For example, additional employment opportunities within the Town Center may aid in future moderate income housing development.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Form-Based Code (FBC) was adopted by the Sunset City Council on December 19, 2023. The FBC gives property owners greater flexibility by permitting more diverse uses and forms. In the Town Center district, the development of 1800 North helps provide direction to create a more economically productive 'center' for the City. This specifically aids in the implementation of Strategy F, as 1800 N houses the city's primary transit bus route serviced by UTA.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement



their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The ongoing challenge Sunset is working through is informing and educating developers about the newly adopted Form-Based Code and its implications on the types of development that can be built within the Form District. The City now hosts several educational documents on the Sunset City website to help answer frequently asked questions and show example graphics of developments within the three new Form Districts. The City does not expect this to be a barrier to future development, but it is a challenge when working with developers that are not familiar with the benefits of utilizing FBC.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since lifting the building moratorium at the adoption of the FBC, the City has yet to see new development as a result of the implementation of the new Form Districts. The City expects to see mixed-use and more housing types if/when property owners redevelop their properties within the FBC districts.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Form-Based Code (FBC) was adopted by the Sunset City Council on December 19, 2023. The Form-Based Code, along with several educational documents, were also published on the Sunset City website to help inform the public of the changes made to the land-use section of Sunset City Code. Sunset's FBC were designed to create physical forms that support the City's goal to promote thriving and attractive centers within the community. There are three form districts that were created as a result of the FBC adoption: Sunset Town Center, the Neighborhood Center, and the Residential Transition district. Each of these districts will help regulate redevelopment and allow for future housing developments to meet and achieve Moderate Income Housing goals. The implementation timeline states that the Planning Commission will evaluate the progress a year after implementation. This is an on-going process that the Planning Commission is tasked with.

3. What page in the submitted plan can this be found?

12-13

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Similar to Strategy F, the Planning Commission, City Council, and Sunset City Staff worked extensively with an urban design firm to draft the Form-Based



Code that was adopted in December by the City Council. Input from elected officials, staff, and the public was utilized to draft the updated code and to help shape the vision and overall form of the centers within the new code.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Similar to Strategy F, Form-Based Code (FBC) was adopted by the Sunset City Council on December 19, 2023. The FBC gives property owners greater flexibility by permitting more diverse uses and forms. Coordinated physical forms create a cohesive neighborhood that attracts more people and investment to the area, promoting increased property values and furthers the City's moderate income housing goals. The FBC also streamlines the approval process for new development projects, and provides staff the opportunity to facilitate a faster and more predictable approval process, lessening barriers to the development of moderate income housing.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Similar to Strategy F, Sunset is still working on informing and educating developers about the newly adopted Form-Based Code and its implications on the types of development that can be built within the Form District. The City now hosts several educational documents on the Sunset City website to help answer frequently asked questions and show example graphics of developments within the three new Form Districts. The City does not expect this to be a barrier to future development, but it is a challenge when working with developers that are not familiar with the benefits of utilizing FBC.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This



question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No new development or redevelopment has occurred since the approval of the new Form Based Code, so no changes or market responses can be identified at this time.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

The City continues to utilize Planning Commission meetings and public comment opportunities to familiarize the public with Accessory Dwelling Units, and listen to feedback to help create a draft ADU ordinance that is supported by the research completed by the Planning Commission and public comments. The Planning Commission is continuing to utilize work meetings to review research and recommendations from other communities in the region that allow for internal and detached ADUs. While the City is actively researching both types of ADUs, Sunset still plans to review the implementation of internal ADUs before moving forward with code to allow detached ADUs. The City expects an internal ADU ordinance and affiliated administrative forms to be implemented before June 30, 2025.

3. What page in the submitted plan can this be found?

13

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City continues to research other city's short-term rental and ADU codes and regulations, including Roy, Clinton, West Haven, Syracuse, and West Point. The Planning Commission discussion on ADUs includes the consideration of ADUs having a minimum occupancy length of 30 consecutive days or longer, and a requirement of one additional parking space available for the ADU. Proximity to Hill Air Force Base, along with the upcoming Olympic and Paralympic Games, was discussed as factors to support the introduction of ADU language in City Code. Consideration of allowing external ADUs so long as they are located on a lot with a larger minimum lot size (to be determined). Discussion also included the requirement of a Certificate of Occupancy to allow the fire marshall to be able to do a safety inspection and allow a tracking mechanism to quantify the ADUs within city limits.

Next steps include a work meeting to continue workshopping possible language, and then begin drafting an ordinance that can be amended until a consensus is reached to forward language to the City Council for consideration.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No other land use regulation or decisions have been made between August 1, 2023 and July 31, 2024.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The Planning Commission has discussed a number of possible barriers to the introduction of ADUs within Sunset. First, the Commission has noted that lot sizes within City limits are smaller compared to other cities of comparable size in Davis and Weber counties. This may impact the ability to implement external ADUs, if those external ADUs would require additional construction for a residential add-on, or independent structure meeting set-back and other code requirements. Second, the Commission identified parking availability as a possible limiting factor. Additional research will be needed to determine what type of parking requirements the City should consider imposing on ADUs.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None yet, though the City expects to see Hill Air Force Base and the upcoming Olympic and Paralympic Games (both as external market responses) to positively affect the implementation and success of ADUs.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

I

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The Planning Commission will continue to utilize work sessions and meetings to determine whether single room occupancy is a viable objective for the City of Sunset. This strategy is contingent on the successful implementation of ADUs within the City of Sunset. Currently, discussion has included that there is little perceived market demand for single room occupancy.

3. What page in the submitted plan can this be found?

13-14



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Planning Commission continues to discuss this strategy, and utilizes public comment periods during Planning Commission meetings to solicit feedback on the possibility of single room occupancy within the City. Similar to Strategy E, Planning Commissioners are researching other cities and towns in Utah to determine the effectiveness and success of single room occupancy codes.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No other land use regulation or decisions have been made between August 1, 2023 and July 31, 2024.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The Planning Commission has discussed that the implementation of ADUs can be valuable in determining the success of single room occupancy codes. Similar to Strategy E, the City is concerned about the availability of parking in neighborhood districts that have smaller lot sizes than other comparable cities and towns around the region.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households



displaced during redevelopment, changes in rents, etc.

No market responses have been observed to date.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Syracuse city

Who is filling out this report?

Noah Steele

CED Director

nsteele@syracuseut.gov

801-614-9672

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

https://syracuseut-my.sharepoint.com/:u:/g/personal/nsteele_syracuseut_gov/EbSp6tNap9VErI98zfce15EBGsW4dmEzvfeL6MG7GfsE3A?e=ArN9LE



When did the last zoning map or text amendment occur?

7/9/2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

644

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

20

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

92

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

757

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Interest rates have taken a huge bite out of our single family housing starts.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

We have multiple exciting projects underway. We have a variety of housing types for rent and to buy.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued



Total known number of Accessory Dwelling Units recorded as of the report submission date:

25

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

8

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

n/a

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data,Model ordinances.,Case studies for strategies

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

n/a

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.



A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

<https://syracuseut.gov/DocumentCenter/View/143/General-Plan---Text--Map-2023>

3. What page in the submitted plan can this be found?

25

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

- See through construction of city's recently approved cluster project. (The Fields) The fields is 100% completed. C.W. Land entitled the project and then sold to American Homes for rent who purchased half of half of the project (100 lots), and the second half was built by Century Communities as a for sale product. 7,000 sf lots.

- See through construction of city's recently approved RPC projects. (Shoreline,



Stillwater)

Both projects are built by Woodside homes. Stillwater is 100% completed. Shoreline is around 70% complete. The small 3,600 sf lots have been popular because of the lower price point around \$500,000

- See through construction of city's recently approved PRD townhome projects (R.C.'s Park West, Banbury PRD, Village at the Bluff, Aspire at Canterbury, Antelope's Edge)

-R.C.'s Parkwest built by Psion Homes has been selling well and is about 50% completed. They added a basement to the townhomes to increase the square footage. This has attracted many first time homebuyers.

-Banbury PRD has been delayed due to the owners worry about market conditions. However, the owner is now picked up where he left off and is trying to get the project off the ground.

-Village at the Bluff is about 50% completed. They did see a little stall with the high interest rates but are selling the townhomes better now. The single family portion of the project is still slow because of the higher price point.

-Aspire at Canterbury is a little less than 50% completed. It has been moving a little slower than anticipated.

-Antelope's edge is a small lot single family project with only 24 lots. They are building large homes on the small lots and it has not been selling well because of the higher price point. The project is about 25% complete.

- See through construction of city's recently approved mixed-use projects (Arlo, Holt, Briggs North, Town Center, Monterrey West, Hospital MXD)

-The Arlo is 100% completed late 2023, all 250 apartment units for rent. I hear vacancy is low and things are going well.

-Holt apartment complex for rent is also 100% completed late 2023, all 350 units are renting well. This one has townhomes and apartments for rent. This was renamed 'Aria'

-Briggs North is also 100 % completed late 2023. 55 units townhomes. This was named 'Melrose Place'

-Monterey west has not begun construction to date because of an ownership transfer and complications with required commercial component since it is a mixed use project.

-Hospital MXD is well underway and is about 50% complete. Wasatch



Residential is the owner. This was renamed 'The Veridian'

- Consider approval of additional .MXD and .PRD projects where appropriate.

The city approved a new active adult community PRD project on 7/9/24.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

7/9/24 - rezone to PRD for 'Sadies Glen' active adult project with single story attached housing units. For sale. Will also have some single family detached. 108 attached, 13, lots.

12/12/23 - updated general plan map from medium density residential to high density residential. This is planned next to the south of the future Costco. This will provide a transition from commercial, high density residential, medium density residential, and then to low density residential.

5/14/24 - rezoned property from R1 to R3 so exiting corner house can subdivide lot creating a new lot.

12/12/23 - Leisure Villas Rezone. rezoned property from A1 to R2 for a single family neighborhood.

7/9/24 - Rampton Concept Plan/General Plan amendment denied. Applicant proposed a townhome development as well as a commercial development. Council did not like the townhomes and felt that they would like to see how much commercial can happen on the property prior to 'giving away' the residential.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

We are seeing some political backlash from recent land use decisions. Because of all of the multi family construction, there is a public sentiment that 'we did



our part' or 'enough is enough'. The council has discussed potential efforts to stop approving higher density projects. The city approved around 1,000 + units recently and has constructed more than 50% of them. There is discussion of updating the general plan this year. There is a possibility that this slow growth sentiment will be memorialized into the general plan.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Anecdotally, the two apartment complexes right next to each other has created some healthy competition. I don't believe lease rates went down but sign-on bonuses were being offered etc. to get an edge over the each other. The heavy construction does not seem to have made a dent in prices or sales. However, national forces such as interest rates have driven the market more than any other factor. I have also heard inflation, lingering supply issues surrounding covid, and labor shortages are effecting the bottom line for sales/renting.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action



taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

2022 - Completion of 500 W (Sandridge Blvd.)

2023 • City wide installation of Utopia fiber internet

2023 • Apply for Grants for 2500 W. design/engineering/construction

2024 • Coordinate with UDOT on the completion of the West Davis Corridor, Antelope Widening, and SR-193 extension

2024 • Update transportation master plan

2022-2025 • Work with property owners for right of way acquisition on the 500 W alignment

2017-2027 • Accept dedication of new public roads associated with our housing projects that offer moderate income housing. (Shoreline, Stillwater, Village @ the Bluff, Edgewater, RC's Park west, Monterrey West, Hospital MXD, The Fields)

3. What page in the submitted plan can this be found?

25

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

-Utopia Fiber internet installation completed. City partnership and allowed fiber huts on city parks/properties. Residents report good speeds and service.

-Applied for grants for 2500 W. Won 3rd quarter grant from Davis County for 3 million dollars. The new signalized intersection at SR 193 and 2500 W will open up hundreds of acres of agricultural land that is master planned for a combination of industrial, commercial, and medium density residential. UDOT



pledged \$800k towards project.

-West Davis Corridor is now open. City continues to coordinate with UDOT in remaining details. Antelope drive widening is completed along with new trail for active transportation in lieu of sidewalk. SR-193 extension is completed between 3000 W and WDC. Extension from WDC to 4500 W is under construction but that portion is in West Point.

-Transportation master plan update and impact fee analysis completed and adopted November 2023.

-City continued efforts on 500 W (Sandridge Parkway). Purchased house at 1979 W and 1900 S and is renting it out currently but will demolish once second phase is ready. Eventually 500 W will be extended south to connect to future Layton Parkway. Coordinating with Layton city on a future traffic and second phase of project.

-Continued recording of final plats that dedicate public streets as right of way to the city. These roads that the developer builds, and the city's willingness to maintain them for the rest of time, are necessary for the construction of housing.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Transportation Master Plan and impact fee plan Adopted 12-12-23. This plan will ensure that the city will be able to pay for the investments, rehabilitation, and expansion of key transportation infrastructure that supports the construction of moderate income housing.

Not listed in the plan, but we begun construction of a new fire station on the west side of the city where most of the new residential growth has occurred. This is an infrastructure item that was needed to support the new residential units and maintain response times for those on that side of the new freeway.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must



advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Costs keep going up for all construction. Our new transportation master plan justified raising our transportation impact fees. In turn, that makes development more costly, which eventually trickles down to the home buyer. The city is also needed to raise property taxes to pay for the new fire station/firemen which is a result of the growth we have experienced. Since it is difficult to build a 1/3 fire station, the city is 'biting off' a large increased cost that doesn't always match up with revenues from growth.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

-We got the grant for 2500 W but haven't built it yet so nothing there yet. The new West Davis Corridor has attracted new commercial growth opportunities to the city that we have not experienced before. (Costco). We hope that the increased sales tax revenue from the commercial growth will help the city to more cost effectively provide services to residents without raising taxes for a while. We are afraid the higher taxes makes it just that much less affordable. It would be nice if the apartment complexes and multifamily rental projects paid full property taxes instead of the 55% tax break that they get to help account for the impacts they have to the city. The 55% should be reserved for owner occupied single family detached or attached housing.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)



Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

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2021-2027 - See through construction of city's recently approved mixed-use projects (Arlo, Holt, Briggs North, Town Center, Monterrey West, Hospital MXD)

Ongoing • Consider approval of additional .MXD and .PRD projects near the West Davis Corridor

Ongoing • Consider approval of additional .MXD project near areas master planned with the 'Commercial' designation.

3. What page in the submitted plan can this be found?

26

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Here is an update to the city's approved mixed use projects. The Arlo is



completed. (250 units, 3 story walkup, rental, 21 units per acre) The Holt (Aria) is completed. (308 units 3 story walkup, rental, 43 units 2 story townhomes, rental, 22 units per acre) The Briggs North (Melrose) is completed. (2 and 3 story townhomes for rent). Towns at City Center is a 20 unit three story townhome project that has not begun construction yet but does have a building permit. Monterrey West is a 189 unit 3 story walkup apartment for rent project. Monterrey also has a permit but has not broken ground as of yet. The Hospital MXD project is a rental project that has 120 units of three story walkup apartment and 180 two story townhome rental units. This is called 'The Veridian' now and is about 50% complete and is renting currently.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The city did approve a PRD project that is adjacent to the West Davis Corridor on 7/9/24 called Sadies Glen. Sadies Glen is a 6 unit per acre active adult community with attached and detached single family for sale product. The city was approached by a developer that wanted to do a .mxd vertical mixed use project in a retail area that is master planned commercial. After initial one on one, un-official consults with elected officials and staff, the applicant chose not to apply because of a perceived poor chances of getting approval.

The city denied a general plan amendment on 7/9/24 for a townhome/commercial project.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The city is so hungry for commercial development, anytime a proposed residential project is in an area that has a remote possibility of becoming commercial, the current city council is been denying the proposals. They are convinced that sales tax from retail/commercial uses is the solution to the city's revenue shortages. It is perceived that impacts of new residential do not pay for



itself and is a 'draw' on the city budget but the commercial is a net positive. For that reason they have told multiple property owners wanting to build residential that we can wait to see if commercial materializes. If the state could modify the sales tax structure to sway the city revenue sources away from point of sale but to more strictly the population based distribution, that may incentivize cities to approve more residential density.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Sadie's Glen has not been built yet but we will see. The affordable senior housing seemed to get more support from the community than ordinary housing.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Taylorsville city

Who is filling out this report?

Jim Spung

Senior Planner

jspung@taylorsvilleut.gov

801-955-2092

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

May 1, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose



of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

2250

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

50

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows



that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

n/a

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Market and financing is biggest barrier. Some projects require off-site infrastructure improvements which are underway. Developers have expressed that financing and market have slowed development potential.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Most notable projects are Volta (900 apartment units); Summit Vista (1,200 senior apartment units); and Thornhill (32 apartment units). The data above includes several developed and under-used residentially zoned parcels that have sufficient square footage to potentially subdivide based on current zoning; however the final unit yield is undetermined and dependent on subdivision design. The majority of properties that can potentially subdivide would result in 1-2 additional units scattered throughout the city.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report



submission date:

126

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

13

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

16

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

n/a

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data,Housing needs data,Case studies for strategies

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Establishing consistent metrics and definitions related to "moderate income housing." Allowing municipalities sufficient time to implement existing policies and track changes. It usually takes several years for adopted policies to translate into on-the-ground results.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies



since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

D

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

D1. Conduct a financial feasibility study to better understand the true financial impacts on the Taylorsville budget of waiving development related fees.(Q2 2023) D2. Present study findings to the Taylorsville City Council for consideration. (Q2 2023) D3. Develop decision making criteria and application process for builders/developers seeking fee waivers for the construction of moderate income housing units. (Q4 2023) D4. Develop a staff recommendation and ordinance amendment for consideration by the Taylorsville City Council. (Q4 2023)

3. What page in the submitted plan can this be found?

8-18

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

In process. Fee waivers under review include impact fees, building permit fees, plan review fees, and development application fees (General Plan amendment fees, rezoning application fees, conditional use application fees, subdivision fees, etc.). In February 2023, city staff shared this strategy with upper management and city administration and was given approval to explore this option further. Staff is conducting an analysis regarding the fiscal impacts such an amendment may have and is coordinating internally to draft amendments to the city's fee schedule.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

In process.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Limited staff resources.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

n/a



8. Links to supporting documentation (Optional)

n/a

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

E1. Review current internal ADU standards for potential ordinance amendments to further reduce regulations that could inhibit ADU construction. (Q22023 - complete)

E2. Develop a unit legalization policy for illegal non-conforming ADUs constructed prior to legalization by the city for consideration by the Taylorsville Planning Commission and City Council. (Q2 2023 - complete)

E3. Research best practices, policies, and development codes from other cities to determine applicability of external ADUs in Taylorsville City. (Q2 2023 - complete)

E4. Develop a recommendation and proposed ordinance amendment for consideration by the Taylorsville Planning Commission regarding development standards for constructing external ADUs. (Q1 2024)

E5. Present Planning



Commission recommendations to the City Council for adoption. (Q3 2024)

3. What page in the submitted plan can this be found?

8-19

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff has researched and drafted proposed standards for detached accessory dwelling units. The amendments are under review and scheduled to be presented to decision-making bodies in 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

See response above.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Limited staff resources.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households



displaced during redevelopment, changes in rents, etc.

n/a

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

F1. Complete station area master plans per State requirements for the Fore Lakes, Atherton, and Riverboat Road BRT stations on Taylorsville Expressway (4700 South). (Q4 2023) F2. Seek funding for additional station area master plan for the 4700 S/2700 W Station based on redevelopment potential for the vicinity. (Q1 2023) F3. Discuss redevelopment potential with property owners in the following major commercial nodes: 4100 Redwood Road; 4800 S Redwood



Road; 5400 South Bangerter Highway; 4700 S/2700 W; BRT Station Area Plan Study Area. (Q4 2024, on-going) F4. Update Land Development Code to facilitate approved redevelopment plans. (as needed, on-going) F5. Review/evaluate redevelopment proposals as they are submitted. (as needed, on-going)

3. What page in the submitted plan can this be found?

8-20

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The city's consultant team is preparing the final draft of the Station Area Plan (SAP) to be presented to the Planning Commission in July 2024. The Planning Commission reviewed a preliminary SAP draft in April 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No formal recommendations or decisions to-date.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The project is underway and progressing.

7. Describe the changes observed and any other market responses identified



as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

n/a

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

G1. Identify in Chapter Three - Land Use of the Taylorsville General Plan, areas



of the BRT transit corridor with redevelopment potential for high-density transit-oriented development and moderate-income housing. (Q3 2023) G2. Further study areas with redevelopment potential for high density transit-oriented development and moderate-income housing in the Station Area Master Plans as required in Strategy V. (Q4 2023) G3. Develop master plan implementation measures including decision making criteria for zoning amendment applications. (Q1 2024) G4. Amend zoning on an individual basis based on requests from private sector developers. (on-going) G5. Create site-specific zoning standards that permit density levels appropriate for specific sites and development proposals. (on-going)

3. What page in the submitted plan can this be found?

8-22

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

A conceptual master plan including land uses and proposed densities have been proposed as part of the BRT Station Area Plans. Those recommendations have been included in a proposed General Plan Update.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No formal recommendations or actions to-date.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

Stagnant market, lack of development interest.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

n/a

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the



initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

H1. Research best practices for parking standards in high density multi-family housing projects within 1/4 mile and 1/2 mile of a public transit corridor, and senior living facilities. (Q3 2023) H2. Develop an amendment to the Taylorsville Land Development Code concerning parking requirements in transit-oriented development projects, and multi-family residential, mixed-use, and senior housing zones. (Q4 2024) H3. Present recommendations to the Taylorsville Planning Commission for consideration and recommendation to the Taylorsville City Council. (Q1 2024) H4. Present Planning Commission recommendations to the City Council for adoption. (Q3 2024)

3. What page in the submitted plan can this be found?

8-23

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Proposed revisions to the city's parking standards have been drafted and presented to both the Planning Commission (April 2023) and City Council (September 2023) for review and comment. The proposed amendments are included in the comprehensive Land Development Code update.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No formal recommendation or decision to-date.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community



from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

n/a

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

V

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:



i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

V1. Determine Study Area. (Q4 2022 - complete) V2. Develop scope of services (Q4 2022 - complete) V3. Seek project funding. (Q2 2023 - complete)V4. Consultant services procurement; contract development. (Q2 2023 - complete) V5. Plan development. (Q2 2023 through Q2 2024 - complete) V6.Stakeholder involvement. (Q2 2023 through Q4 2023 - complete) V7. Public open house (Q4 2023 - complete) V8. Planning Commission public hearing and recommendation to the Taylorsville City Council. (Q2 2023) V9. Final plan adjustments based on Planning Commission recommendation to the City Council (Q2 2023). V10. City Council approval. (Q2 2023 through Q2 2024) V11. Certification by WFRC. (Q4 2024) V12. Plan implementation (Q4 2024)V13. Plan updates. (as needed)

3. What page in the submitted plan can this be found?

8-23

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The consultant team has completed three of the four phases in the scope of work. The final draft is being prepared for a formal recommendation by the Planning Commission and action by the City Council.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No formal decisions to-date.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.



Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

n/a

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Tooele city

Who is filling out this report?

Andrew Aagard

Community Development Director

andrewa@tooelecitey.gov

4358432167

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://tooeleciteygis.maps.arcgis.com/apps/webappviewer/index.html?id=ea1fc0fb757a454cae04dd1c36403c60>



When did the last zoning map or text amendment occur?

Wednesday, June 5, 2024, at a City Council Meeting

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

1387

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

7353

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

1387

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Economic conditions, interest rates for mortgages, rising cost of building materials, water rights

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Tooele City has approved many new lots and projects for development but Tooele City does not develop property in and of itself. Tooele City is entirely dependent upon developers and builders to develop new housing stock.

Tooele City does not currently have or utilize any "overlay zones" and hence the indication of "0" in that section.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling



Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

16

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

5

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

Tooele City does not issue business licenses or permits to rent an ADU

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

N/A

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?

(Select all that apply)

Housing supply data,Housing needs data,Other

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

The State tends to ignore or avoid discussing the significant issues that drive the cost of housing. They are listed below.



1. Inflation. Inflation is caused by the printing of money by the Federal Government resulting in more dollars chasing after fewer products. This then results in higher costs for building materials which drive up the cost of a new home significantly. Cities have no ability to control inflation resulting from rampant money printing.

2. Land values. In Utah many long time land owners fund their retirement by selling their land to developers and as such desire top dollar for their land (rightfully so). Cities have no ability to reduce the cost of land.

3. Demand. Home builders build what people want and people don't want to live in small starter homes. People want to live in the executive mansions with the three car garage. If there was a demand to build small starter homes the builders would build them. Cities have no ability to control the demand for large homes.

4. California transplants and refugees. We all know that Californians sell their properties and bring large sums of money to Utah that are then used to drive up the prices of homes in bidding wars. This then eliminates native Utahn's from being able to afford a home. Cities have no ability to control migration of wealthy individuals from other states.

These four items are the main driving factors behind the high cost of housing. You will note a central theme in all of these and that is that Cities have no control over these issues. Yet Cities are consistently blamed and targeted for high cost of housing because Cities charge impact fees to help cover the cost of infrastructure needs generated by new development.

Consider this. Tooele City charges approximately \$21,000.00 in impact and building fees per new home as part of its building permit. If Tooele City were to waive all impact fees to zero dollars that would reduce the cost of a \$650,000.00 home to \$629,000.00. Does that reduction of \$21,000.00 suddenly render that \$650,000.00 home affordable? It does not. As such it should be considered that there are many other factors involved in the high price of homes.

It would be helpful if the State would provide information on ALL factors involved in the cost of housing and not just consistently point out a City as the reasoning behind the cost of homes. This is akin to putting a Bandaid on a shot gun wound. It does nothing to stop the bleeding and does not help to heal the wound.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.



A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Ordinance 2024-19, approved June 5th, 2024, rezoning 16 acres from GC (General Commercial) to MR-20 (Multi-Family Residential) to make way for a large rental apartment complex consisting of approximately 320 one and two bedroom units.

Benchmarks - There are no specific benchmarks as the implementation of this strategy is ongoing. Tooele City remains prepared and committed to the process of accepting and reviewing Zoning Map Amendment applications for higher density residential zones as they are submitted. Tooele City has routinely considered the potential for moderate income housing as a factor in making decisions regarding Zoning Map Amendment requests and will continue to do so as developers submit applications.

3. What page in the submitted plan can this be found?

27



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Ordinance 2024-19, approved June 5th, 2024, rezoning 16 acres from GC (General Commercial) to MR-20 (Multi-Family Residential) to make way for a large rental apartment complex consisting of approximately 320 one and two bedroom units.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Ordinance 2024-19, approved June 5th, 2024, rezoning 16 acres from GC (General Commercial) to MR-20 (Multi-Family Residential) to make way for a large rental apartment complex consisting of approximately 320 one and two bedroom units.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

It should be strongly emphasized that this strategy is entirely developer driven as Tooele City does not have the authority to compel property owners or developers to request amendments to land use or zoning maps, or to construct one specific type of housing over another. It should also be noted that the City, despite zoning map amendments to higher densities, cannot force developers to construct affordable housing. It should also be noted that higher density housing does not always equate to affordable housing as to moderate income levels. Hence the reason that the implementation of this strategy is considered as "ongoing."



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Constant inflation and increases in mortgage interest rates have resulted in a considerable slowing of new residential development applications. As such, Tooele City is dependent upon applications submitted by developers to complete this strategy. As the economy slows and interest rates rise these applications have ceased.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

Ordinance 2024-19, approved June 5th, 2024, rezoning 16 acres from GC (General Commercial) to MR-20 (Multi-Family Residential) in close proximity to SR-36, Tooele City's main transportation corridor connecting residents to Salt Lake City and also the main transportation route into and out of the City by UTA bus systems. The property is located within 1000 feet of SR-36. This property is also located immediately adjacent to a large proposed 24 acre commercial development that will consist of big box retail, smaller retail, office and food services.

Benchmarks - There are no specific benchmarks as the implementation of this strategy is ongoing. Tooele City remains prepared and committed to the process of accepting and reviewing Zoning Map Amendment applications for higher density residential zones as they are submitted, especially when these applications involve property close to SR-36, Tooele City's only major transportation corridor and transit route. Tooele City has routinely considered the potential for moderate income housing as a factor in making decisions regarding Zoning Map Amendment requests and will continue to do so as developers submit applications.

3. What page in the submitted plan can this be found?

28 & 29

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Ordinance 2024-19, approved June 5th, 2024, rezoning 16 acres from GC (General Commercial) to MR-20 (Multi-Family Residential) in close proximity to SR-36, Tooele City's main transportation corridor connecting residents to Salt Lake City and also the main transportation route into and out of the City by UTA bus systems. The property is located within 1000 feet of SR-36. This property is also located immediately adjacent to a large proposed 24 acre commercial development that will consist of big box retail, smaller retail, office and food services.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

Ordinance 2024-19, approved June 5th, 2024, rezoning 16 acres from GC (General Commercial) to MR-20 (Multi-Family Residential) in close proximity to SR-36, Tooele City's main transportation corridor connecting residents to Salt Lake City and also the main transportation route into and out of the City by UTA bus systems. The property is located within 1000 feet of SR-36. This property is also located immediately adjacent to a large proposed 24 acre commercial development that will consist of big box retail, smaller retail, office and food services.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

It should be strongly emphasized that this strategy is entirely developer driven as Tooele City does not have the authority to compel property owners or developers to request amendments to land use or zoning maps, or to construct one specific type of housing over another. It should also be noted that in Tooele City much of the land within close proximity to SR-36 is largely developed thus limiting the amount of available land that can be developed in close proximity to this transportation corridor as moderate income housing. Hence the reason that the implementation of this strategy is considered as "ongoing."

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Inflation and increases in interest rates have resulted in considerable cost increases and have priced many out of the housing market, both to purchase and to construct. As such we have seen a significant decline in the number of land use applications that are submitted. Tooele City is dependent upon



developers to submit applications in order to execute this strategy. When applications are not submitted that makes it difficult for the strategy to be implemented.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

On August 21, 2019, The Tooele City Council approved an ordinance enacting Tooele City Code Chapter 7-14a permitting accessory dwelling units in all of Tooele City's residential zoning districts. This ordinance permits the construction of internal, attached and detached units for properties that meet certain qualifications of lot size, setbacks and parking. Since the approval of this ordinance Tooele City has permitted 16 Accessory Dwelling Units to be legally



constructed within the City.

Benchmarks - There are no benchmarks to report as this strategy has been completed and is in process of being implemented. As mentioned, Tooele City has already adopted an ADU ordinance and are currently and permit the construction of internal, attached and detached accessory dwelling units.

3. What page in the submitted plan can this be found?

30-31

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Tooele City has issued building permits for 5 new Accessory Dwelling Units. Four of those units are internal ADUs and 1 of them is a detached ADU. Issuing these permits for new ADUs is compliant with this strategy.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There were no land use regulations or land use decisions made between August 2023 and July of 2024 because the ordinance was adopted in August of 2019. The land use regulations are already in place and are being executed.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

It should be emphasized that this process is entirely property owner driven. Tooele City does not have the ability to compel property owners to construct ADUs in their basements or on their property. Tooele City does have impact fee reductions that make constructing an ADU more feasible for property owners but the permitting of ADUs within the City is entirely based upon applications submitted by property owners.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Inflation and the cost of building materials have resulted in increased cost of construction of ADUs. Increases in mortgage rates have also made it more expensive for people to obtain loans to fund the ADU construction. As such we have seen a decline in the number of applications received to construct ADUs. Tooele City does not build ADUs and is entirely dependent upon property owners to construct, or to hire contractors to build an ADU.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

This strategy is partially complete and implementation is ongoing. Tooele City has created In-Fill Overlay Districts ordinance found in Tooele City Code chapter 7-14 Table 5 In-Fill Overlay District Development Standards. This ordinance is applicable to older portions of the City where housing stock is increasingly aging and in need of renovation. The In-Fill Overlay zoning district is formulated to encourage residential development on lots and parcels of record that may be non-conforming or surrounded by developed land in order to more efficiently utilize residential land, existing public infrastructure and public services.

The In-Fill Ordinance also provides a 50% or 75% reduction (depending upon the geographic location) of water rights. A great benefit to those looking to construct a new home and need to purchase the water from the City. Can be a reduction in cost of up to \$17,000.00.

There is no benchmark to report as the ordinance is in place and the strategy is constantly utilized as applications for homes and renovations occur within the In-Fill Overlay Districts. Tooele City is always seeking to improve the In-Fill Overlay districts to utilize and rehabilitate existing infrastructure and make development more feasible. On October 17, 2023 the Tooele City Council adopted Ordinance 2023-42 adding an additional qualification to the In-Fill Overlay standards. This ordinance now permits a reduction of lot size up to 80% of the minimum required by the underlying zoning district. This now permits lots that are slightly larger but still too small to be subdivided to now be subdivided into buildable lots where new homes could utilize existing streets, sewer, water and storm drain systems.



3. What page in the submitted plan can this be found?

34 - 35

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Tooele City has permitted the construction of homes in the In-Fill Area between August 2023 and July 2024 and provided a reduction of the cost of water rights by 50%. These homes were then able to utilize existing sewer and water systems, roads, and utilities without having to construct new utilities.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There were no land use regulations or decisions that needed to be made as the ordinance and In-Fill overlay are already in place and being executed. The strategy has been and is being implemented.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

It should be noted that even though Tooele City has the In-Fill Ordinance in place and it is regularly utilized that Tooele City does not have the authority to compel development within the In-Fill Overlay districts. The City can only apply the reductions in development standards when a property owner or developer wishes to construct a home within the district. Tooele City does not develop property for residential purposes.

7. Describe the changes observed and any other market responses identified



as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Inflation has resulted in greater costs for building materials and increased mortgage rates have resulted in a greater inability of individuals to obtain loans to construct homes or renovate homes in the In-Fill areas. Tooele City does not build homes and as such is dependent upon property owners and developers to submit applications for new homes in the In-Fill area. Higher costs and interest rates have severely hampered new construction permits.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

S

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the



initial report;
 ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Tooele City Code 7-14a sections 25 and 26 (Ordinance 2019-13, approved on August 21, 2019) provide reductions in impacts fees for detached accessory dwelling units. Culinary Water, Sanitary Sewer, Public Safety and Parks and Recreation impacts fees are reduced by 50% for all ADUs. Tooele City has also waived the requirement to convey water rights, a significant cost for new homes.

Tooele City issued a building permit for a detached accessory dwelling unit, building permit number 23-1012 located at 811 Deer Hollow Road. The impact fees charged to the property owner were reduced by 50%.

Benchmark - There are no benchmarks to report as the strategy is complete, the ordinance permitting the reductions is in place and impact fees are reduced as applications for detached ADUs come to the City for review and approval. Tooele City will continue to reduce impact fees by 50% as requests to construct new ADUs come to the City.

3. What page in the submitted plan can this be found?

42-43

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Tooele City issued a building permit for a detached accessory dwelling unit, building permit number 23-1012 located at 811 Deer Hollow Road. The impact fees charged to the property owner were reduced by 50%.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There were no land use regulations or decisions made as the ADU ordinance was adopted on August 21, 2019. The ordinance is already in place and is being executed.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

It should be emphasized that Tooele City cannot compel property owners to construct ADUs. This strategy, like all of the others utilized by Tooele City, are entirely driven by property owners and developers. Tooele City does not build residential home w

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Increased building costs resulting from inflation and increased mortgage rates have not helped. The issue we are finding is that people just don't want to build external ADUs. Since ratifying the ADU ordinance in 2019 we have had just ONE, yes, just ONE permit for a detached ADU. People just don't want to build them. They are small. They are no popular among a population that is desiring a large home with a large garage. We put the ordinance in place to permit these type of ADUs but nobody wants to build them. There is nothing a City can do to make a property owner put up a detached ADU on their property.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Tooele County

Who is filling out this report?

Trish DuClos

Code Enforcement Administrator/Planner

trish.duclos@tooeleco.gov

435-843-3160

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://tooelecountygis.maps.arcgis.com/apps/webappviewer/index.html?id=c43e0f457ef547358a85c54d327c0342>



When did the last zoning map or text amendment occur?

2/6/24

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

101

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

152 parcels are zoned Rural residential in unincorporated Tooele County. Each could have 2 residential units/parcel if each had a main house and ADU. 29 lots in residential zones that allow 1 single family dwelling (only internal ADUs are allowed).

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

130

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Infrastructure (specifically water/sewer and some areas power), public concerns, geographic constraints (slope, flood zone, etc.), agricultural property owners.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

A lot of the areas that are currently zoned Rural Residential still require infrastructure in order to build on. Or may not be buildable due to geological constraints. Many of the vacant lots or parcels left do not have adequate water/sewer to build on. Tooele County does not have a water/sewer system.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.



How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other

We do not track rented units.

Total known number of Accessory Dwelling Units recorded as of the report submission date:

24

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

10

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

we do not require a license nor track rented ADUs.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

1 CUP issued for a detached ADU. 9 building permits for internal ADUs.

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Planning technical assistance, Model ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting, Education on partnering with nonprofit organizations or housing authorities



Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Support for counties that do not have the capability to offer infrastructure systems. Or provide available water.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Rezone for densities necessary to facilitate the production of moderate-income housing - Tooele County has recently adopted the Planned Community Zone (PC), which encourages master planned communities with a variety of housing types, some of which would be suitable for moderate-income housing.

With the Tooele County General Plan 2022 update additional areas within the county can be identified, as suitable locations for rezones necessary to ensure



the production of moderate income housing.

Implementation Timeline: Ongoing (Identify properties as described in the General Plan that may be rezoned to facilitate higher densities within the next 2 years)

Benchmark: Rezone at least 1 acre for higher density residential than is currently zoned. Measures: Staff creates a tracking report in software and rezones are recorded as ordinances.

We continue to work with local improvement districts and municipalities on identifying properties where higher density residential may be facilitated and where supporting infrastructure is available. These approved rezones have increased our density within allowable rural water and sewer usage. In Tooele County it is not feasible to rezone smaller than 1 acre lots due to the county not providing water and sewer services.

3. What page in the submitted plan can this be found?

Pg 42 in General Plan update 2022 with attachment of Ordinance update 2023-08.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Tooele County approved ordinance 2021-34 for a 356.84 acre planned community. This rezone required that 10% of all residential units be affordable housing and mixed throughout the development. The property has since been acquired by a jurisdiction through a recent incorporation. The water and waste water system that the project will connect to is still in the unincorporated boundaries of Tooele County. The developer of the project is continuing to work on getting the utilities to the project and has recently set up a PID to help with this. The underwriters required Tooele County to agree to accept the PID if the municipality were to disincorporate for any reason. In assisting the developer in setting up the PID and getting the PID approved this moves the project closer to being constructed and providing Tooele County with the needed moderate income housing mix within the development. Tooele County has continued to work with the developer, Erda City and bonding agency, within the 12-month reporting time range, on working towards getting the PID set up and running. The developer is currently working with Erda City to get the project ready for subdivision approval and infrastructure installation which will trigger the PID. There are some easements in Tooele County for infrastructure installation that we are working with the developer on. Once design is complete the developer



will work with the County to set up the taxing district and get the project ready to go out for bonding.

Tooele County is working with a property owner on an inland port site that will have a PID. The PID has been approved. This development is looking at the feasibility of including some surrounding property in the district boundaries to be able to provide utilities for housing which would have an affordable component to provide workforce housing to support the port project area. This is in the beginning stages of study.

Tooele County approved rezone ordinance 2024-01 that rezoned 34.35 acres from A-20 (agricultural 20-acre minimum) to A-10 (Agricultural, 10-acre minimum). The applicant will subdivide the property in the near future for their family to have their own housing. This will create 2x more possibly affordable lots.

Tooele County approved rezone ordinance 2024-03 that rezoned 1,102.55 acres from MU-40 (multiple use, 40-acre minimum) to A-10 (Agricultural, 10-acre minimum) for potential residential housing. This rezone increased more potentially affordable land and housing by 25%.

These rezones have complied with Tooele County's benchmark of "Rezone at least 1 acre for higher density residential than is currently zoned."

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Land use decisions were made through ordinances that changed zoning to facilitate increased density of at least 1 acre rezoned within 2 years.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Tooele County does not provide water and sewer services to allow lots smaller



than 1 acre in the unincorporated county.

Public, planning commissioners, and council do not always agree to proposed higher density rezones. Another barrier is working with property owners on creating PIDs and infrastructure districts to provide the necessary water and sewer. This is one solution we offer to developers, however, the developer and Property owners want to have lots that can have their own wells and septic tanks.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The rezones have facilitated allowed higher density changes which allows for potentially more affordable properties in the county. Many properties were or will be subdivided to allow more potentially affordable housing.

8. Links to supporting documentation (Optional)

<https://cms3.revize.com/revize/tooelecountyut/Document%20Center/Department/Administration/Clerk/Resolutions%20and%20Ordinances/Ordinances/2024/ordinance-2024-01.pdf> <https://cms3.revize.com/revize/tooelecountyut/Document%20Center/Department/Administration/Clerk/Resolutions%20and%20Ordinances/Ordinances/2024/ordinance-2024-03.pdf>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing - Tooele County has actively worked with the Utah Department of Transportation (UDOT) to be awarded funding for the Mid Valley Highway project at the north end of the Tooele Valley. Phase 1 is completed and the remainder is being studied. Tooele County is continually looking for grants and other options to fund infrastructure. Working with developers creating public infrastructure districts to help facilitate the construction of water and waste water infrastructure to help facilitate MIH potential.

Implementation Timeline: Ongoing

Benchmark: Apply for at least one grant per year to improve infrastructure to encourage moderate income housing growth.

Measures: Monitor number of Moderate Income housing permits and their locations.

3. What page in the submitted plan can this be found?

Pg 42 in General Plan update 2022 with attachment of Ordinance update 2023-08.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

Tooele County applied for a grant in 2024 to update our moderate income housing element of the general plan as well as other elements required by new legislation. We were unsuccessful so we are actively looking for other means to fund this project. We are currently in the process of working on grant applications for funding to construct some street connectivity projects that may facilitate areas where moderate income housing could be constructed near major transportation corridors. Tooele County actively looks for project areas where grant funding may be provided to assist property owners in designing and installing infrastructure to sites to make them developable for economic development with a moderate income housing component. There have been two areas identified so far with grant funding provided to property owners. However, due to changes in the economy the property owners have slowed on the project and are waiting for the economy and interest rates to stabilize. Tooele County is at a bit of a disadvantage since we do not provide utilities and are dependent on developers providing the utilities to facilitate this type of growth. Moderate income housing is not possible when 1-5 acre lots are needed in order for a well and septic to be installed.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

N/A

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Funding and escalating costs have been a barrier to construction of infrastructure.

7. Describe the changes observed and any other market responses identified



as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

N/A

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Create or allow for and reduce regulations related to internal or detached accessory dwelling units in residential zones -Tooele County currently allows



for accessory dwelling units (both attached and detached) in various zoning districts. Additional updates can be made to our zoning districts and county ordinances in order to allow for and reduce regulations related to accessory dwelling units.

Implementation Timeline: Ongoing

Benchmark: Approve at least 1 ADU a year in the County, whether internal or detached.

Measures: Staff creates a tracking report in software for CUPs or building permits.

3. What page in the submitted plan can this be found?

Pg 42 in General Plan update 2022 with attachment of Ordinance update 2023-08.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Tooele County has created a tracking system in 2023 for ADUs. This allows us to find permitted internal ADUs and CUPs for detached ADUs.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No changes were made in 2024 to the ADU land use code or general plan regarding ADUs.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community



from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Funding and escalating construction costs.

Infrastructure to allow 2 units per property. Tooele County has had a lock down of water shares in Culinary water systems. Wells and water rights do not support 2 units per property.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Internal ADUs tracked 9 ; Detached ADUs tracked 1 .

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;

3. What page in the submitted plan can this be found?

Pg 42 in General Plan update 2022 with attachment of Ordinance update 2023-08.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Tooele County sponsored a Community Development Block Grant (CDBG) grant for Tooele County Housing Authority to provide housing assistance. It was awarded in 2022 for 2023 housing assistance. Tooele County Housing Authority continues to offer CDBG grant funding that was awarded in previous years to home buyers in the project area created for this program. This is a program where down payment assistance is offered to income qualified home buyers. The home buyers are also able to provide labor on the construction of the homes to help reduce the cost as well.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

N/A

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Funding and escalating costs have been a barrier to affordable housing.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

N/A

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)



No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Tremonton city

Who is filling out this report?

Jeff Seedall

City Planner

jseedall@tremontontcity.com

435-257-9504

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

<https://tremontontcity.org/wp-content/uploads/2024/01/RES-24-10-Amendments-to-Moderate-Income-Housing-Plan.pdf>

Link to general plan, moderate income housing element:

<https://tremontontcity.org/wp-content/uploads/2022/11/Approved-Res-and-Affordable-Housing-Plan-Nov.-1-2022.pdf>

Link to website where general plan is posted:

<https://tremontontcity.org/government/plans/community-development/>

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

C

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.



This is what HCD will use to review progress made and compliance with the implementation plan each year.

- Contribute matching grant money from the Tremonton RDA to fund Phase 8 of the neighborhood improvement program (NUNIP). (Anticipated completion: January 2025)
- Submitted annual report to the Housing and Community Development Division of the Department of Workforce Services
- Tremonton City shall evaluate the implementation measures for this strategy and shall make adjustments as needed and permitted by Utah Code 10-9a-403(2)(c)(ii)(B). (Annually between July 1st and October 1st starting in 2025 with Landmark Design assisting with this evaluation).

What page in the submitted plan can this be found?

Pages 4-6 in Resolution 24-10

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah



Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

197

Less the units, parcels, lots, or developments reported in the previous question,

1760



provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

751

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

2500

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

27

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

No significant barriers have been experienced to a level that has prohibited development.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Based on experience, housing development is approved on a phase-by-phase basis. This lowers the amount of "Entitled Units" because the future phases are not approved for construction at this time. The city is having ongoing conversations with developers for new housing projects that do not qualify as "Entitled Units" at this time.

1761



Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?

(select one)

Count of conditional use permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

11

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?

(Select all that apply)

Model ordinances.,Case studies for strategies,Education on partnering with



nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

The Median Average Income for Tremonton City is \$67,335; and 80% of this is \$53,868. At 80 percent AMI, a moderate-income household could afford a mortgage around \$200,000. Meanwhile, the average home price in Tremonton generally runs between \$400,000 and \$450,000. This is a significant economic constraint for the people of Tremonton that the City cannot reasonably overcome with current market conditions.

It would be helpful to have a different metric to work towards affordable housing other than the 80% AMI. The difference between AMI and home values is more sharply experienced in a more rural community such as ours. It would be ideal to have a tiered metric to evaluate smaller municipalities against, rather than using the same criteria that is being used for larger municipalities such as Salt Lake City.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

C

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action



taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The Tremonton Redevelopment Agency (RDA) has historically partnered with Neighborhood Housing Solutions, a nonprofit, to administer the Northern Utah Neighborhood Improvement Project (NUNIP) that makes improvements to homes owned by low to moderate-income individuals. The City desires to see ongoing improvements of these homes owned by moderate income households, and the RDA contributed \$50,000 in Phase 6 and will contribute \$20,400 in Phase 7 to match federal grants as part of the program. As part of the NUNIP, each home selected for improvement will receive up to \$15,000 in Phase 6 and up to \$17,000 in Phase 7, to be used for various rehabilitation projects including roofing, windows, and siding.

Implementation Measures:

- Contribute matching grant money from the Tremonton RDA to fund Phase 6 of the neighborhood improvement program (NUNIP). (Completed in May 2023, Tremonton City RDA adopted Resolution No. RDA 23-06 authorizing use of RDA funds for Phase 6)
- Contribute matching grant money from the Tremonton RDA to fund Phase 7 of the neighborhood improvement program (NUNIP). (Anticipated completion: February 2024)
- Contribute matching grant money from the Tremonton RDA to fund Phase 8 of the neighborhood improvement program (NUNIP). (Anticipated completion: January 2025)
- Submit annual report to the Housing and Community Development Division of the Department of Workforce Services regarding the status of this strategy (Completed: before August 1st, with Landmark Design assisting with the implementation of this measure).
- The Tremonton City RDA will receive a report from Neighborhood Nonprofit Housing Corporation (NNHC) on completed projects at the finish of each phase (Anticipated completion: July 2024 for Phase 6 and July 2025 for Phase 7).



- Tremonton City shall evaluate the implementation measures for this strategy and shall make adjustments as needed and permitted by Utah Code 10-9a-403(2)(c)(ii)(B). (Annually between July 1st and October 1st starting in 2025 with Landmark Design assisting with this evaluation).

3. What page in the submitted plan can this be found?

Page 4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Actions Taken:

- Contributed matching grant money from the Tremonton RDA to fund Phase 6 of the neighborhood improvement program (NUNIP). Completed in May 2023, Tremonton City RDA adopted Resolution No. RDA 23-06 authorizing use of RDA funds for Phase 6
- Contributed matching grant money from the Tremonton RDA to fund Phase 7 of the neighborhood improvement program (NUNIP). Completed in January 2024, Tremonton City RDA adopted Resolution No. RDA 24-01 authorizing use of RDA funds for Phase 7
- The Tremonton City RDA received a report from Neighborhood Nonprofit Housing Corporation (NNHC) on completed projects at the finish of Phase 6 in July 2024. Items reported on from Phase 6 include the replacement of siding, soffit, windows, doors, and/or shingles at three (3) houses within Tremonton City. Both NNHC and Tremonton City logged the before and after photos of the updates.

Further Implementation Measures:

- Contribute matching grant money from the Tremonton RDA to fund Phase 8 of the neighborhood improvement program (NUNIP). (Anticipated completion: January 2025)
- Submitted annual report to the Housing and Community Development Division of the Department of Workforce Services
- Tremonton City shall evaluate the implementation measures for this strategy and shall make adjustments as needed and permitted by Utah Code 10-9a-403(2)(c)(ii)(B). (Annually between July 1st and October 1st starting in



2025 with Landmark Design assisting with this evaluation).

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

With this strategy, there were no land-use decisions that impacted the implementation of the strategy. It is a relationship that continues benefiting the remodeling and revitalization of existing housing within Tremonton City.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The city is not aware of any market responses because of this strategy. It prolongs the life of the dwelling, and it increases the quality of life for the impacted residents. It's an intimate strategy that impacts the lives of those who receive the donations.

8. Links to supporting documentation (Optional)



Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

To promote the construction of moderate-income housing, the City desires to further incentivize the construction of these housing units by eliminating impact fees related to moderate-income housing. This will be accomplished by the use of Tremonton Redevelopment Agency (RDA) funds which are restricted for moderate-income housing to pay for impact fees on a building permit-by-building permit basis.

Implementation Measures:

- Create and adopt an RDA resolution wherein the RDA pledges funds restricted for moderate-income housing to pay the City's impact fees for moderate-income housing. (Anticipated completion: July 1st 2024, with the RDA Attorney being tasked with drafting the RDA Resolution).
- Submit annual report to the Housing and Community Development Division of the Department of Workforce Services regarding the status of this



strategy (Completed: before August 1st, with Landmark Design assisting with the implementation of this measure)

- Tremonton City shall evaluate the implementation measures for this strategy and shall make adjustments as needed and permitted by Utah Code Utah Code 10-9a-403(2)(c)(ii)(B). (Annually between July 1st and October 1st starting 2025, with Landmark Design assisting with this evaluation).

3. What page in the submitted plan can this be found?

Page 5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

To promote the construction of moderate-income housing, the City desired to further incentivize the construction of these housing units by eliminating impact fees related to moderate-income housing. This was to be accomplished by using Tremonton Redevelopment Agency (RDA) funds restricted for moderate-income housing to pay for impact fees on a building permit-by-building permit basis. In July 2024, the RDA passed resolution 24-07 authorizing funds to be put towards the impact fees for moderate income housing for this purpose.

Actions Taken:

- Created and adopted an RDA resolution wherein the RDA pledged funds restricted for moderate-income housing to pay the City's impact fees for moderate-income housing. The resolution was adopted in July 2024.
- Submitted annual report to the Housing and Community Development Division of the Department of Workforce Services

Further Implementation Measures:

- Create an application or review program to emphasize consistency for using the City's RDA funding. Impact fees are traditionally charged as part of the building permit process; the Developer and the City will need to resolve the cash flow of these fees during the development review process.
- Tremonton City shall evaluate the implementation measures for this strategy and shall make adjustments as needed and permitted by Utah Code Utah Code 10-9a-403(2)(c)(ii)(B). (Annually between July 1st and October 1st starting 2025, with Landmark Design assisting with this evaluation).



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

In June 2024, the resolution to utilize RDA funding to reduce, waive, or eliminate impact fees related to moderate income housing. The resolution was drafted and adopted by the Redevelopment Agency in July 2024. By passing this resolution, impact fees associated with the construction of moderate-income housing can be reviewed and waived by the Redevelopment Agency to support the construction of moderate-income housing.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Because this resolution is new, no significant time has passed for the market to see the effect.

8. Links to supporting documentation (Optional)



Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

R

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Tremonton City recently adopted a new ordinance regulating Accessory Dwelling Units (ADU) in December 2023. While this ordinance does not require impact fees for internal ADUs, they are required for attached and detached ADUs. To further promote ADU construction in the City by removing barriers to entry, the City proposes to amend the ADU ordinance to eliminate these required impact fees, paying for them instead with Tremonton Redevelopment Agency (RDA) funds that are restricted for moderate income projects.

Implementation Measures:

- Create and adopt an RDA resolution wherein the RDA pledges funds restricted for moderate-income housing to pay the City's impact fees for accessory dwelling units. (Anticipated completion: July 1st, 2024, with the RDA Attorney being tasked with drafting the RDA Resolution).



- Submit annual report to the Housing and Community Development Division of the Department of Workforce Services regarding the status of this strategy (Completed: before August 1st, with Landmark Design assisting with the implementation of this measure)
- Tremonton City shall evaluate the implementation measures for this strategy and shall make adjustments as needed and permitted by Utah Code Utah Code 10-9a-403(2)(c)(ii)(B). (Annually between July 1st and October 1st starting 2025, with Landmark Design assisting with facilitating this evaluation).

3. What page in the submitted plan can this be found?

Page 5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Actions Taken:

- Created and adopted an RDA resolution wherein the RDA pledged funds restricted for moderate-income housing to pay the City's impact fees for moderate-income housing. The resolution was adopted in July 2024.
- Submitted annual report to the Housing and Community Development Division of the Department of Workforce Services

Further Implementation Measures:

- Create an application or review program to emphasize consistency for using the City's RDA funding. Impact fees are traditionally charged as part of the building permit process; the ADU applicant and the City will need to resolve the cash flow of these fees during the development review process.
- Tremonton City shall evaluate the implementation measures for this strategy and shall make adjustments as needed and permitted by Utah Code Utah Code 10-9a-403(2)(c)(ii)(B). (Annually between July 1st and October 1st starting 2025, with Landmark Design assisting with facilitating this evaluation).
- Modify the ADU ordinance to alter/remove the requirement for impact fees for external ADUs based on the review process determined in the previous measure.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

In June 2024, the resolution to utilize RDA funding to eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit. The resolution was drafted and adopted by the Redevelopment Agency in July 2024. By passing this resolution, impact fees associated with the construction of external ADUs can be waived to support this strategy.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Because this resolution is new, no significant time has passed for the market to see the effect.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



RDA24-10 RDA Funds for ADU impact fees & MIH.docx

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Utah County

Who is filling out this report?

Bryce Armstrong

Director, Community Development

brycea@utahcounty.gov

801-851-8346

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/utahcounty/plan/documents/1720717972_Ordinance%202024%20-%20576.PDF

Link to general plan, moderate income housing element:

https://utahcounty.municipalcodeonline.com/book?type=plan#name=4_MODERATE_INCOME_HOUSING_ELEMENT

Link to website where general plan is posted:

https://utahcounty.municipalcodeonline.com/book?type=plan#name=1_PREFACE

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

p

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027;



listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

- 1) Coordinate with the Utah County Community Reinvestment Agency to ensure requested projects include allocations to fund local income-targeted housing needs consistent with the plans and objectives of the County relative to moderate income housing.
- 2) Such allocations are encouraged to be included within a community reinvestment project's applicable area plan and proposed budget at an amount recommended to be not less than 10% of the project's tax increment funds
- 3) Priority shall be given to moderate income housing projects located within relative proximity to essential public and private services, including public transportation, generally located within or near incorporated municipalities.
- 4) An initial review of the number of requested projects, along with the status of each project's commitment of tax increment funding to moderate income housing, shall be provided to the Utah County Planning Commission by no later than September 30, 2025. Thereafter, a biennial review shall be conducted which shall provide an update of requested projects. New requested projects that are received during the interim will be included in any required annual reporting requirements to the Utah Department of Workforce Services, Housing and Community Development Division.
- 5) An application process for qualifying moderate income housing projects to request tax increment funding generated by community reinvestment areas shall be established by the Utah County Community Reinvestment Agency by no later than September 30, 2026.
- 6) An initial goal for the beginning of the distribution of funding for the creation and/or subsidization of moderate income housing is set for no later than September 30, 2029.

What page in the submitted plan can this be found?

Section 4.10.C.4 of the Utah County General Plan

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes



Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

Note: This is an existing strategy. A new implementation action was added(#5).

- 1) Review Utah County's existing applicable agreements with the Housing Authority of Utah County and renew/update as needed.
- 2) Initial review and recommended renewals/updates should be completed by September 30, 2024. Thereafter, a biennial review shall be conducted which shall identify further recommended actions.
- 3) An update of the initial review process shall be provided to the Utah County Planning Commission by no later than September 30, 2023.
- 4) Determine the feasibility of Utah County's participation in a grant program to allow the Housing Authority of Utah County or other interlocal entity to partner with qualifying property owners to create internal accessory dwellings units to be occupied by Housing Authority applicants/designees. Progress on this determination shall be included in the initial review process described above.
- 5) Review feasibility of participating with the Housing Authority of Utah County in the improvements of the Spring Lake Apartments. Such review shall include initial meeting with Housing Authority staff by no later than September 30, 2024. An initial goal for identifying and securing funding is set for no later than September 30, 2027.



What page in the submitted plan can this be found?

Section 4.10.C.3 of the Utah County General Plan

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://maps.utahcounty.gov/CommDev/Zoning/Zoning.html> A zoning table is included as an attachment later in the report.

When did the last zoning map or text amendment occur?

July 17, 2024 (zone map amendment)

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal



mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

847 platted lots + 196 entitled development credits = 1,043

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

8,254 vacant parcels in zones which allow a residence. The number that are buildable is unknown due to reasons explained in narrative below.



From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

704 platted lots

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The most significant barriers in developing entitled parcels and lots in the unincorporated areas of Utah County fall into five main areas: 1. The first is the desire of residents to maintain agricultural uses and the rural nature of undeveloped farmland. 2. The second is the limited availability of qualifying roads and infrastructure to all unincorporated areas. With a significant amount of undeveloped property and large parcel sizes, the costs for property owners to improve roads and install infrastructure for the development of their property is exponentially higher in unincorporated areas than in municipalities. This leads to many property owners or developers waiting until others have installed the necessary infrastructure before developing their property. 3. The third barrier is similar to the second barrier; these are the costs and obstacles associated with developing in areas that have significant topographical challenges, mountainous terrain, and natural hazards, as these obstacles also increase the cost to develop. 4. The proximity to employment and general residential service centers is the fourth barrier. The agricultural and rural nature of unincorporated Utah County discourages the demand for commercial development which provide employment for more people, and commercial services and resources for residents near such developments and drive demand to develop these undeveloped parcels and lots. Also, living in these areas requires residents who are agreeable to living in areas which don't provide the convenience of living in a municipality. 5. Finally, historic lots and parcels which would qualify for dwellings are generally non-conforming in relation to current ordinance requirements. The configuration of such lots and parcels can be smaller in size or can have an unusual configuration which may make these parcels unsuitable for development due to health and safety requirements or to consumer demands for larger dwellings and property sizes.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the



data, etc.

Utah County only identified entitled units as those lots or building sites included within a recorded plat. Entitled units that are parcels were not definitively included as that number would be impossible to determine for reasons described below. The number of parcels provided reflect all vacant parcels that lie in a zone which allows a residence, whether or not they meet the requirements for a residence. However, the number of parcels that likely are entitled could well be in the hundreds.

Parcels:

As stated previously, the number of parcels provided in the report represent all parcels within unincorporated Utah County lying in a zone which allows a residence. Obviously, not all parcels are entitled units. It is difficult to establish whether each parcel would be developable by right due to the number of divisions being made and the research required to determine if these divisions comply with state and county subdivision requirements. It is the practice of this office to complete a zone clearance for each parcel requesting to develop to determine compliance with applicable subdivision requirements. Such research can take several hours.

Utah County provides provisions for parcels which have retained their original configuration since the inception of Utah County's first zoning ordinance, and which meet specific minimal zoning requirements (mainly frontage on a qualifying public or private road) to be developable by right without requiring the owner to complete a subdivision in order to construct a dwelling.

Lots:

The number of lots provided in the report reflects all lots included within an approved subdivision. Generally, once these lots have been approved, provisions for the completion of required improvements are in place prior to the plat's recordation and construction of dwellings. Throughout Utah County's history, as with many jurisdictions, there have been multiple subdivisions which have been recorded which have not completed the required improvements or were recorded prior to the implementation of Utah County development requirements and completed either some or none of the improvements necessary to construct a dwelling.

As discussed earlier, the rural and remote nature of development in unincorporated Utah County, along with policies to encourage development within municipalities have resulted in many of these historical subdivisions never being developed and/or are not near enough to a municipality to be annexed. These historical plats were recorded prior to the establishment of minimum area requirements and without access to a sewer or water system many of these lots find it difficult or implausible to meet current health and safety requirements



for wells and septic systems. Further complications have arisen due to property owners who have modified lot lines without following state and county regulations, typically without understanding the complications these changes create. Several owners have remedied this by combining owned lots through a plat amendment.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

17

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

3

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

n/a

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

n/a



Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Planning technical assistance, Model ordinances, Case studies for strategies, Reporting technical assistance, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Provide more data and resources that are applicable to rural areas or areas that have rural land use policies. This may necessitate encouraging the State Legislature to review the list of strategies and reporting requirements to include more flexibility/adaptation for such areas. Reporting requirements for areas with rural land use policies should be evaluated to consider the inclusion of a density requirement and/or percentage of unincorporated population of overall county population, in addition to the population requirement.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action



taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

An initial review of the land use ordinance is to be completed and recommended amendments are to be presented to the Planning Commission by no later than September 30, 2025. An update of that process was to be presented to the Planning Commission no later than September 30, 2023. This update to the Planning Commission was planned to be complete during this reporting period.

3. What page in the submitted plan can this be found?

Section 4.10.C.1.b(4) of the Utah County General Plan/Moderate Income Housing Element. (No page citation available).

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

- This update was placed on the September 19, 2023 agenda of the Utah County Planning Commission. The item was continued to the October 17, 2023 agenda at the request of the Planning Commission to accommodate a scheduled training along with attendance of interested Commissioners who were unable to attend the September 19 meeting.

- The update was presented to the Planning Commission on October 17, 2023.

- This action was a direct completion of one of the implementation tasks listed for this strategy during this reporting period. This action identified ordinance amendments already completed aimed at creating, allowing for, or reducing regulations related to accessory dwelling units. In addition, potential future changes were identified and discussed.

Previous/on-going actions:

- Ordinance 2019-29 was adopted which allowed ADU's (internal and



external) in all residential zones with certain limitations which ensured they would be utilized for moderate income housing.

- o This amendment laid the framework for implementing widespread use of ADU's in the unincorporated areas of Utah County. There has been significant utilization of this ordinance (approximately 10% of all new residential permits) and its implementation has provided staff with feedback of needed ongoing improvements (see subsequent ordinances/changes).

- Ordinance 2021-450 was adopted to eliminate size limitations for internal ADU's and reduce parking requirements.

- Ordinance 2022-949 was adopted which further reduced regulations related to ADU's including:

- o Further enlargement of allowable size of internal ADU's.

- o Elimination of floor area limits for detached ADU's as a percentage of primary dwelling.

- o Expanding the allowance of ADU's in existing accessory structures, including agricultural buildings.

- o These provisions have directly facilitated multiple new requests for ADU's.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

- An ordinance amendment (Ordinance #229) was approved by the Utah County Commission on March 13, 2024 which provided for reduced setback requirements (side and rear) for ADU's in the Critical Environment (CE-2) Zone of Utah County.

- o Specifically, the amendment to Section 12.24-F-2-c of the Utah County Land Use Ordinance reduced the side and rear setbacks for ADU's in the CE-2 Zone to 10 feet. The CE-2 Zone can potentially include lots as small as 20,000 square feet, with historical lots being even smaller. This amendment makes it easier for property owners to locate detached ADU's on such smaller lots.

- A zone map and general plan amendment (Ordinance #287) was approved by the Utah County Commission on March 10, 2024 which changed the zoning designation on certain properties from a commercial zone to a residential zone to accommodate a property owner's desire to build an ADU on



his property.

- o Specifically, the owner's property was a commercial zone. There was a legal non-conforming single-family dwelling on the property, but the commercial zoning prevented the owner from adding an ADU to his property. This zone map amendment changed the zoning designation of the owner's property (and several other neighboring property's at staff's recommendation) to a residential zone that allowed ADU's.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

As referenced above, this strategy is being implemented on schedule, so no barriers prevented this implementation during this time period. Ongoing barriers related to more widespread utilization of ADU's exist, including:

- Limitations on domestic water supply. Most unincorporated residents rely on individual private wells for domestic water supply. These wells are reliant on source availability and water right availability under the jurisdiction of the Utah State Engineer.

- Onsite sewage disposal systems. Most unincorporated residents rely on individual onsite sewage disposal systems. Such systems are limited by soil saturation and groundwater levels. Much of unincorporated Utah County has areas of high groundwater, including the areas that are most populated. The addition of an ADU on a property may be limited to the site's capacity for onsite sewage disposal.

- Remoteness from municipal-type services and activities, including public transit access, employment centers, commercial centers (shopping, entertainment, etc.), social opportunities, etc. Residents of moderate income housing often desire to reside in cities closer to these types of services and activities.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The market response continues to be quite favorable to this strategy. Our staff receives regular inquiries from interested property owners. Permits issued for new ADU's total approximately 5-10% of all residential permits issued for the last several years.

During this reporting period, 3 permits were issued for new ADU's, which is 9% of all new residential permits issued during this period.

This strategy has shown to be the most successful strategy for unincorporated Utah County due to its relative ease of implementation, large lot sizes available, and desired use by the residents of the unincorporated area. Property owners have indicated that the primary need for ADU's is for use by family members which has shown to overcome the barrier of distance from municipal-types of services. As mentioned previously, during this reporting period we had one specific request from a property owner to rezone property to allow for the construction of an ADU.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Zoning Table.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

- An initial review of the land use ordinance is to be completed and recommended amendments are to be presented to the Planning Commission by no later than September 30, 2025. An update of that process was to be presented to the Planning Commission no later than September 30, 2023.
- Outreach to large agricultural operators was to be conducted by September 30, 2023 to obtain feedback on barriers or regulations that are currently discouraging them from utilizing existing ordinance provisions for caretaker dwellings and/or worker housing.

This update to the Planning Commission and outreach effort was planned to be completed during this reporting period.

3. What page in the submitted plan can this be found?

Section 4.10.C.2.a(4) and (6) of the Utah County General Plan/Moderate Income Housing Element. (No page citation available).

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

- This update was placed on the September 19, 2023 agenda of the Utah



County Planning Commission. The item was continued to the October 17, 2023 agenda at the request of the Planning Commission to accommodate a scheduled training along with attendance of interested Commissioners who were unable to attend the September 19 meeting.

- The update was presented to the Planning Commission on October 17, 2023.
- An outreach survey was emailed to targeted agricultural operators on July 19, 2023 and was available for approximately 60 days. Responses were collected in September 2023 and were shared with the Planning Commission in the update presented on October 17, 2023.
- These actions were a direct completion of two of the implementation tasks listed for this strategy during this reporting period. In addition, potential future ordinance changes were identified and discussed with the Planning Commission at their October 17, 2023 meeting.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

- An ordinance amendment (Ordinance #230) was approved by the Utah County Commission on March 13, 2024 which provided for an increased density bonus for mixed use planned units developments for projects that increase the percentage of moderate income housing units.
 - o Specifically, the amendment to Section 14.08-D-5-b of the Utah County Land Use Ordinance increased the required moderate income housing units to 25% of total units for a project to receive the density bonus (up from 20%).
- No other new land use regulations or land use decisions were implemented during the reporting period. Efforts have been focused on the outreach process and identification of needed ordinance amendments to be included as part of the 2025 implementation plan deadline.
- Staff has continued to work with a property owner who has expressed an interest in utilizing previous land use regulation amendments. The owner has continued to delay his application process for rezone and subsequent permits for caretaker dwellings and ADU's.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

- As referenced above, this strategy is being implemented on schedule, so no barriers prevented this implementation during this time period. Ongoing barriers related to more widespread utilization of farm caretaker dwellings and worker housing, include:
 - A potential lack of awareness by farm operators of the provisions which allow farm working housing. This will hopefully be mitigated by the outreach process recently completed and potential ordinance amendments resulting from that outreach.
 - Department of Labor and other federal policies which might restrict the availability of migrant farm workers.
 - Construction costs, especially those related to construction in the more remote areas of unincorporated Utah County where large agricultural operations are typically located.
 - Limitations on domestic water supply. Most unincorporated residents rely on individual private wells for domestic water supply. These wells are reliant on source availability and water right availability under the jurisdiction of the Utah State Engineer.
 - Onsite sewage disposal systems. Most unincorporated residents rely on individual onsite sewage disposal systems. Such systems are limited by soil saturation and groundwater levels. Much of unincorporated Utah County has areas of high groundwater, including the areas that are most populated. The addition of farm worker housing on a property may be limited to the site's capacity for onsite sewage disposal.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the



county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

- The market response to this strategy has been historically rather cool. As a result, staff conducted outreach to determine the reasons behind that and determine what appropriate changes can be made to the land use ordinance to better facilitate utilization of these provisions. The past year has shown a slight increase in interest, but that interest has yet to materialize in any permit requests for this type of housing. Ultimately, the barriers listed above, many of which cannot be overcome for the unincorporated areas, may be the driving force to the limited market response. Staff is hopeful that potential ordinance amendments to be completed as part of the adopted implementation schedule will be received favorably by the market.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
PC Agenda 2023 October 17.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the



initial report;

- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

- An initial review of Utah County's existing applicable agreements with the Housing Authority of Utah County and recommended renewals/updates are to be presented to the Planning Commission by no later than September 30, 2025. An update of that process was to be presented to the Planning Commission no later than September 30, 2023.

This update to the Planning Commission was planned to be completed during this reporting period.

3. What page in the submitted plan can this be found?

Section 4.10.C.3.a(3) of the Utah County General Plan/Moderate Income Housing Element. (No page citation available).

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

- The Planning Commission update was placed on the September 19, 2023 agenda of the Utah County Planning Commission. The item was continued to the October 17, 2023 agenda at the request of the Planning Commission to accommodate a scheduled training along with attendance of interested Commissioners who were unable to attend the September 19 meeting.

- The update was presented to the Planning Commission on October 17, 2023.

- Utah County staff met with Amber Maxwell, Deputy Director of the Housing Authority of Utah County, on January 16, 2024 to review the existing agreement between both parties, along with discussions on how to strengthen the partnership in promoting moderate income housing in Utah County. It was determined that a follow-up meeting would be scheduled that included additional representatives from both parties.

- Utah County staff met with Amber Maxwell and Jeremy Runia, Executive Director of the Housing Authority on May 6, 2024. Utah County staff included representatives from Community Development, the Attorney's Office, and the County Administrator. Topics discussed included:



- o Status of existing agreements. It was determined that any updates would need to be initiated by Housing Authority Board of Trustees
 - o Immediate needs for project funding, including improvements to Spring Lake property located in unincorporated area.
 - o Status of attainable ADU program. Housing Authority has concerns about potential clients and their income range. More research needed by Housing Authority.
 - o Potential land trust partnership for vacant land owned by county to be revenue source. More discussion needed.
 - o Identifying potential revenue sources and administrative process.
 - o Housing Authority is to provide in writing a list of needs.
 - These actions were a direct completion of two of the implementation tasks listed for this strategy for this reporting period. Further refinement of this task will be completed during the next reporting period consistent with the adopted implementation schedule.
 - In addition, Agreement 2023-1271 was entered into by the County Commission on December 20, 2023 which included projects costs of a Community Development Block Grant for \$171,352 for a Payson City waterline replacement which will directly benefit 103 low or moderate income residences.
 - Agreement 2023-1080 was entered into by the County Commission on November 1, 2023 which provided for the organization and operation of the Attainable Housing Agency.
- Previous/on-going actions:
- Agreement 2023-787 was entered into by the County Commission with Mountainland Association of Governments on July 26, 2023 which included projects costs of a Community Development Block Grant for \$101,619 for housing rehabilitation which will directly benefit 10 low or moderate income residences. The project completion timeline was from July 1, 2023 to June 30, 2024.
 - o This action directly promotes the implementation of this strategy (if not expedites it) as it specifically provides funding for “programs or services that promote the construction of preservation of moderate income housing”.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

- No new land use regulations or land use decisions were implemented during the reporting period. Efforts have been focused on coordination with the Housing Authority of Utah County regarding the status of existing agreements along with developing the framework for a partnership going forward related to the implementation of this strategy. Update to this process, along with any needed amendments to existing agreements, are to be included as part of the 2025 implementation plan deadline.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write “None.”

- As referenced above, this strategy is being implemented on schedule, so no barriers prevented this implementation during this time period. Ongoing barriers related to this strategy include:
 - Remoteness from municipal-type services and activities, including public transit access, employment centers, commercial centers (shopping, entertainment, etc.), social opportunities, etc. Residents of moderate income housing often desire to reside in cities closer to these types of services and activities.
 - Housing Authority’s funding ability to provide housing in rural/agricultural areas.
 - Development/construction costs, especially those related to construction in the remote/rural areas associated with unincorporated Utah County.
 - Lower availability of existing housing stock for potential rehabilitation projects.
 - Increased land costs.
 - Ongoing funding sources.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

- The market response to this strategy is difficult to measure, particularly for the unincorporated area. Response to, and utilization of, this strategy is subject to Housing Authority policies and oversight. Focus on Housing Authority properties is generally within the incorporated areas of Utah County where residents have greater access and proximity to needed services and employment opportunities.
- This action has identified 12 units in Spring Lake in the unincorporated area of Utah County as being in need of critical improvements related to onsite sewage disposal. This potential action has been included in the amended implementation plan of this strategy. Priority will be given to identifying potential funding sources.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
PC Agenda 2023 October 17.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.



Clicking the "Next" button at the bottom of the form will submit your report.



Vernal city

Who is filling out this report?

Gabrielle Hawkes Blackburn

Planning Director/ Assistant City Manager

gblackburn@vernal.gov

435-790-7548

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://www.arcgis.com/apps/instant/basic/index.html?appid=df9b8ca0263f4838a10187aa48a2d8b8>

When did the last zoning map or text amendment occur?

June 2024. We are almost montly trying to update old out of date texts and had



a rezone from residential agriculture to commercial in June.

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

1047

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

436

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc)



and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

417

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

417

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Financing, Market Demand.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Financing Challenges:

Securing financing for development projects presents a significant challenge in Vernal City. Being a rural area, Vernal is often perceived as a higher risk investment by financial institutions compared to urban areas. This perception stems from several factors: market volatility, limited economic diversification, and lower return on investment. Rural markets are more susceptible to economic fluctuations, which can impact property values and demand for housing. Additionally, Vernal's economy is primarily driven by industries such as agriculture and energy, which can be cyclical and subject to downturns. This lack of diversification increases perceived risk. Furthermore, development projects in rural areas typically offer lower returns on investment compared to urban projects due to lower property values and slower appreciation rates, deterring investors. As a result, developers in Vernal often face higher interest rates and stricter lending criteria, which can stall or even prevent the initiation of new housing developments.

Market Demand Issues:

The market demand for new housing in Vernal City is another significant barrier



to development. As a rural community, Vernal experiences several market-related challenges: population size and growth, economic opportunities, and affordability concerns. Vernal's population is relatively small and grows at a slower rate compared to urban areas, translating to a smaller demand for new housing units. The limited job opportunities in rural areas can make it less attractive for new residents to move to Vernal, thereby reducing the need for new housing. While housing in rural areas is generally more affordable, the lower average income levels in Vernal can still make it challenging for residents to afford new homes, especially if development costs are high. These market dynamics reduce the financial viability of large-scale residential developments, leading developers to focus on smaller, incremental projects that do not fully meet the community's potential housing needs.

Summary:

We have had several developments be approved with building permits in hand and still dont get built due to financing and the inability to get loans.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?

(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

10

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

5



Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

We dont track this

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

We are currently implemening Business Licensing for short term rentals which would help track adus but we dont currently have it.

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Model ordinances.,Case studies for strategies,Staff resources

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Offering grants and low-interest loans for infrastructure upgrades, such as water, sewer, and road improvements, would address critical development needs.

Provide technical assistance for the areas we dont have time for.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Vernal City will encourage property owners to rezone and facilitate the rezone of a minimum of one(1) property rezoned to a higher-density residential zoneevery year:

In the August 2023- July 31, 2024 time frame vernal city had several meetings enocouraging developers and propert owners to upzone. This was successful for 3 rezones. We also implemetes an overlay that is approved by staff in house to get more denity and lower setbacks per zone easier.

3. What page in the submitted plan can this be found?

201

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Between August 1, 2023, and July 31, 2024, Vernal City held pre-development meetings with developers and property owners to outline future zoning changes, leading to three successful rezoning applications. The city also added a future land use map to the public map and implemented overlay zones that allow for increased density and lower setbacks, approved in-house by staff. These actions streamline the development process, supporting Vernal City's moderate-income housing strategy by making it easier and faster to develop



affordable housing.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Between August 1, 2023, and July 31, 2024, Vernal City approved three rezoning applications to increase housing density, implemented overlay zones for higher density and reduced setbacks approved in-house, and added a future land use map to guide development. All these actions underwent multiple public hearings, received planning commission approval, and were sanctioned by the city council. These steps support the moderate-income housing strategy by maximizing land use, streamlining the development process, and providing clear guidance for future growth. Collectively, these regulations and decisions facilitate the creation of more affordable housing options and optimize development efforts in the city.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

honestly just time. Even the extremely specific letters next to each strategy that we have to remember or look up to report on when in all actuality the letter next to the strategy doesn't affect our community at all is hard. We are wearing multiple hats, it's hard enough to write these new ordinances and take time away from processing permits to meet with people about implementing the actual items that will benefit my community let alone filling out the specific report on them. Any extra time is a struggle to find.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could



include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The increased number of meetings to facilitate rezoning and overlay implementations has stretched staff capacity, leading to delays in other municipal services. While there has been an increase in permitted and entitled units, reflecting heightened developer interest, the additional workload has affected the efficiency of city operations. Furthermore, the accelerated development pace has caused some household displacement and placed strain on existing infrastructure. To address these challenges, the city is working on targeted infrastructure upgrades and providing support for displaced residents. Despite these issues, the overall community feedback has been largely positive, with appreciation for increased housing availability and affordability.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Vernal City is focused on redeveloping key areas and enhancing infrastructure to support moderate-income housing and mixed-use developments. Building on recent efforts, the city aims to implement policies that further incentivize affordable housing within Public Infrastructure Districts (PID). The implementation has started with the feasibility study, stakeholder engagement, plans, and fundings already done. Stake holder engagements and construction will continue in 2025 with incentivized affordable housing through PID's

3. What page in the submitted plan can this be found?

200

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Between August 1, 2023, and July 31, 2024, Vernal City conducted a feasibility study, engaged stakeholders through public hearings and workshops, developed detailed redevelopment plans, secured funding through grants and loans, completed the bidding process, and prepared for construction. These actions ensured the projects, including the Cobble Rock Block redevelopment with updated infrastructure and mixed-use developments, are well-planned, fully funded, and ready to begin construction, marking a significant step towards revitalizing key areas of the city and enhancing housing availability.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The city council approved funding, detailed plans, and signed a contract with a building contractor, ensuring the financial viability and commencement of construction for the projects. Mixed-use zones and land use regulations for mixed-use housing in commercial areas had already been completed with a previous project, so no updates were needed. These decisions collectively support the strategy by facilitating the revitalization of key areas, enhancing infrastructure, and increasing housing availability.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Vernal City faced several barriers while implementing its redevelopment strategy. Infrastructure challenges, such as inadequate water lines, delayed projects, including a restaurant owner's plan to develop apartments on the second floor, which was halted until the upgrades were made. Community opposition required additional public engagement, and staff strain impacted municipal service efficiency. Economic fluctuations also affected budgets and timelines. Although the water lines are now being upgraded, the restaurant owner has already invested money elsewhere, making timing a critical issue. Despite these barriers, Vernal City took steps to address the challenges, resulting in minor adjustments but maintaining the overall implementation plan.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Infrastructure improvements allowed for more housing units to be developed, attracting additional local developers. However, the community expressed uncertainty about the introduction of more apartments in the commercial area, and some business owners, uninterested in housing development, complained about the construction they viewed as unnecessary. Despite these mixed reactions, the strategy positively impacted housing availability, enhancing development potential in the area.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

X

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Vernal City aims to promote single-family homeownership by identifying and developing sites suitable for lower-income and moderate-income homebuyers. Key areas include the vicinity of Vernal Middle School, infill projects in older neighborhoods with zoning issues, and neighborhoods with deteriorated housing identified through a housing quality survey. The focus is on providing affordable housing options through programs like UHF Crown homes, Rural Development Self-Help Homeownership homes, and other subsidized programs. The strategy also includes developing townhomes and condominiums to enhance housing availability and support the city's broader housing goals.

3. What page in the submitted plan can this be found?

200



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The city met with the Utah Basin Association of Governments (UBAOG) to discuss developing sites for self-help housing, conducted surveys and reconnaissance to identify suitable locations, and had a realtor reach out to property owners to discuss potential developments. These actions support the cities effort to provide affordable housing options for lower-income and moderate-income homebuyers by ensuring the availability of suitable sites and facilitating collaboration with stakeholders.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Vernal City discussed the single-family homeownership development strategy with the city council, where they directed staff to continue exploring and developing the initiative. While no formal land use regulations or decisions were required during this period, the council's support and direction were crucial in allowing staff to proceed with identifying suitable sites and engaging with stakeholders. This guidance supports the strategy by ensuring continued efforts to provide affordable housing options for lower-income and moderate-income homebuyers.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

One significant barrier was the constraint on staff time, as the additional workload required for this initiative stretched existing resources thin and delayed some activities. Collaboration required the willingness of multiple entities, and coordinating efforts among these groups proved challenging



and time-consuming. Additionally, some landowners were unwilling to sell their land or demanded prices higher than the appraised value, complicating site acquisition. To address these issues, the city engaged in more focused time management, intensified efforts to build collaborative relationships, and explored alternative sites and negotiation strategies. While these barriers caused delays, they did not result in major changes to the implementation plan but highlighted the need for more efficient processes and stakeholder engagement moving forward.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

no construction has occurred yet. However, the actions taken have created several noticeable changes and market responses. There has been an increase in interest from developers, with more inquiries about potential sites and development opportunities. The discussions with stakeholders and identification of potential sites have also highlighted zoning issues that need to be addressed, bringing more attention to regulatory improvements needed for future development. Additionally, land price negotiations have underscored the importance of fair valuation and willingness to sell, affecting the pace of site acquisition. While these actions have not yet resulted in physical construction, they have set the groundwork for future developments and demonstrated the city's commitment to expanding affordable housing options.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes



Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Vernal City aimed to facilitate internal or detached accessory dwelling units (IADUs) in residential zones by creating an application process and an internal tracking system. The plan included drafting the application in August 2023, holding public hearings in September, finalizing the process by October, and launching it in November, followed by continuous monitoring. Prior efforts included adopting relevant ordinances and making investments to promote moderate-income housing, setting a solid foundation for this strategy and demonstrating meaningful progress towards increasing housing options and affordability.

3. What page in the submitted plan can this be found?

201

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The city began allowing internal accessory dwelling units and established meter and utility requirements for detached units to minimize costs. Additionally, the city drafted an ordinance to track ADUs being used as Airbnb rentals; however, it received community pushback and is currently being revised. These actions



support the municipality's effort to increase affordable housing options while addressing community concerns and ensuring cost-effective implementation.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City Council supported interpreting the code to treat ADUs separately from duplexes and endorsed the tracking of Airbnb rentals to identify ADUs used as rental units. However, they requested changes to the proposed ordinance, so no final decision has been made yet. These regulatory actions support the strategy by clarifying the distinction between different housing types and aiming to monitor and manage the use of ADUs for short-term rentals, ultimately fostering better housing policy and community management.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Community pushback delayed the finalization of an ordinance to track ADUs used as Airbnb rentals, necessitating revisions and additional public consultations. The need to clarify the distinction between ADUs and duplexes required further legal interpretation, slowing down the process. To address these barriers, the city engaged in more community outreach and worked on refining the ordinance. Although these challenges caused delays, they did not fundamentally alter the implementation plan, but highlighted the need for clearer communication and more robust community engagement moving forward.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could



include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The allowance of internal ADUs and the establishment of cost-effective meter and utility requirements for detached units led to an increase in units permitted and entitled. While the ordinance to track Airbnb rentals faced community resistance, the efforts to distinguish ADUs from duplexes clarified regulatory interpretations. These actions have yet to displace households or significantly change rents, but they have set the stage for better management of short-term rentals and increased affordable housing options, showing positive initial responses despite some implementation challenges.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Vineyard town

Who is filling out this report?

Cache Hancey
Senior Planner
cacheh@vineyardutah.org
3852317594

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://experience.arcgis.com/experience/be4ef01c46cc4bf1b6bbf20061f0ab0d/>

When did the last zoning map or text amendment occur?

Zoning Map Amendment: December 8, 2021, Zoning Text Amendment: January



24, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

2161

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

12,00+

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc)



and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

150

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Requirements of a development agreement or parking minimums are holding back most of the 2161 units that are entitled but not yet under construction. The 12,000+ units will come online roughly 1,000-2,000 units a year as the downtown (Utah City) builds out.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Utah City (Downtown Vineyard) does not have a maximum density or height requirement. Providing a number of units for the 700+ acre site is just a rough estimate because they are not bound by much. Currently, building permits have been either reviewed or issued for 687 units in the downtown.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of business licenses or permits to rent issued



Total known number of Accessory Dwelling Units recorded as of the report submission date:

139

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

40 (basement permits issued, not all of which will be used as an ADU)

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

12

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

N/A

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies



since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

A master plan study for water, sewer, transportation, and storm water usage was funded and approved in FY23. These master plans include an analysis of how impact fees may be reduced, waived, or eliminated for future moderate income housing developments. This last year, the funding has been awarded to different consultants to begin the work and provide the city with draft recommendations. By the end of 2024, most of the master plans should be adopted by the city council with advice on how these fees can help offset the cost of moderate income housing.

3. What page in the submitted plan can this be found?

3

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

February 21, 2024- bid award for Storm Water Master Plan

March 13, 2024- Transportation Master Plan work session presented to City Council

March 27, 2024- Water and Waste Water Master Plan work session presented to City Council

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Due to the studies being under way, there were not land use decisions made between those dates. Once the studies are finished, they will provide staff and the legislative body with recommendations for changes to land use decisions.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None. The city council has been supportive of these impact fee studies so far.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No observed changes yet.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

V

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

October 2023- city staff and consultants kicked off a zoning district work session to better understand how the land within the SAP boundary should be zoned. This provided staff with multiple different zoning maps to work through with land owners to get their buy in.

In January 2024, city staff and the SAP consultants met with one of the property owners of the impacted area of the SAP. As there are only 2 major land owners within the property boundary, getting both of them to approve of the changes is vital. The property owner was supportive of the direction the city was leaning with the SAP and was willing to hold off on development of flex office industrial buildings in the area to allow for the SAP to finish up and provide recommendations on better uses of the land.



3. What page in the submitted plan can this be found?

3

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The actions taken between those dates were to get more finite details on the land use of the SAP and receive property owners buy-in of the proposed changes. Currently, the land is mostly zoning for flex office, manufacturing, and retail. The new proposing zoning includes more green space, potential housing, and more biomedical manufacturing/research.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use decision has been made regarding the SAP. It is estimated that the SAP will go through the public process (Planning Commission & City Council) towards the end of 2024 or beginning of 2025.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The property owners were very supportive of the SAP process until the proposed zoning districts were presented. They feel that the zoning districts would prevent natural growth of a more suburban shopping center in the area. There is also concern that the SAP includes too much green space for the intended uses. We are working on addressing those concerns and have their support once again around August 2024.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

N/A

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

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- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

September 2023- Building permits were issued for Block 5 of downtown (199 units)

October 2023- Blocks 8 & 14 of downtown received site plan approval

November 2023- Building permits were issued for block 5 and 6 of downtown (453 units)

January 2024- 3 final plats were reviewed and approved by the Development Review Committee for buildable lots within the downtown

June 2024- Building permit was issued for block 14D of downtown (223 units)

3. What page in the submitted plan can this be found?

4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Most of the actions taken this previous year were administrative reviews and approvals of site plans and building permits. This included 3 plats, 4 site plans, and numerous land disturbance permit reviews. The city, in its RDA capacity, has also partnered with the developer to ensure that adequate transportation infrastructure is in place prior to buildings being occupied in the spring of 2025.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The site plans and plat approvals were land use decisions made by the planning commission or development review committee. Before the developer of any residential product is able to receive a building permit, they need approval of their plats and site plans.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier,



and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

There have not been any noticeable changes yet, however, in the Spring of 2025, over 400 residential units will be available which should impact the overall rents and market affordability in the area.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

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- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The city has been really successful in implementing and encouraging ADU's throughout the city. City staff has been working on benchmarking for additional ways in which ADU's may be permitted in the city such as mobile housing types placed on a permanent foundation being a permitted use of an ADU. Once benchmarking is complete, staff will propose changes to the zoning code to allow for such a use. It is estimated to be completed sometime in 2025.

City staff has also been working on enforcing our code as it relates to ADU's being used as short-term rentals. Because ADU's are designed to provide housing, any ADU listed as a short term rental removes the additional housing benefit.

3. What page in the submitted plan can this be found?

4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff has been working on two zoning text amendments that will impact our total number of ADU's. As mentioned previously, staff is looking into how mobile housing types may be used as an ADU. The second text amendment would limit how ADU's are able to be used as short term rentals.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

No land use decision was made.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

City staff is running out of ways to promote ADU's outside of the standard types (basements, detached garages, etc).

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

12 new ADU's in the city (139 total)

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes



Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

September 2023- Vineyard awarded Avenue Consultants a contract to conduct a parking study and master plan for the city.

October 2023-February 2024- Staff worked closely with Avenue to collect data and examine problem areas throughout the city. This included the creation of parkingvineyard.org which allows residents to learn about the project and visualize the data that has been collected. The consultants also offered recommendations to street designs to help maximize the availability of on street parking of already existing infrastructure.

July 2024- funding was approved for phase 2 of the parking study

3. What page in the submitted plan can this be found?

4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

So far, the study has been in the data collection phase in order to understand our current parking inventory. Once that is complete, the consultants will



examine our current parking code and provide recommendations on areas that we can change the parking requirements. In July 2024, funding was approved for phase 2.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use regulation has been made.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Occupancy changes have changed as the parking consultants provided staff with insight on why parking issues were persisting. We were able to work with an HOA to regulate parking within their development which helped bring down parking concerns from the area.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

Q

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The Vineyard RDA Board was approved to administer the HTRZ Funds as of 2023. Since then, applications have been available however none have been submitted yet. Due to the location of the HTRZ boundary and where the land owner is currently developing, there has yet been a need for an application. Once the development starts moving east, toward the FrontRunner station, the HTRZ will be utilized.

3. What page in the submitted plan can this be found?

4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to



implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

No direct action has been taken. There have been brief discussions of what the HTRZ is with the city council/RDA board.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use regulation was made.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The HTRZ designation has helped speed up the development of downtown. As of 2024, there are 8 blocks under development with over 2000 units ready to be intitled.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Washington city

Who is filling out this report?

Eldon Gibb

Planner

egibb@washingtoncity.org

435-652-6366

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

<https://washingtoncity.org/development/affordablehousingplan>

Link to general plan, moderate income housing element:

<https://washingtoncity.org/development/affordablehousingplan>

Link to website where general plan is posted:

<https://washingtoncity.org/development/generalplan>

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

E

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the



implementation plan each year.

Implementation plan with timeline:

Create a process to track the building permits issued for internal and external accessory dwelling units. Begin brainstorming Fall 2022

- Complete by Spring of 2023

Integrate internal and external dwelling unit count into building department tracking spreadsheet and include statistics in quarterly reports.

- Ongoing

Review city code regarding internal and external accessory dwelling units looking at parking requirements. Research best practices for accessory dwelling units and compare best practices with city code. Propose city code amendments for the internal and external accessory dwelling units. Begin review Summer 2023

- Complete Fall 2024

What page in the submitted plan can this be found?

Page-1

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

F

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.



A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

Implementation plan with timeline:

With the new mainstreet connection to Interstate-15 slated to start in 2023, the dynamics of mainstreet will begin to change with the first impact being an obvious increase in traffic. Over time, and as other cities have demonstrated with their connections to Interstate-15, land use will begin to naturally transition from single family residential use to higher densities, commercial use and/or mixed use areas. We will be researching/reviewing the best-use options for the zoning that is adjacent to Main street while taking into account increased density that could accommodate moderate income housing. Begin review Summer 2024

- Complete review Winter 2025

Adopt a general plan amendment to the mainstreet area. Begin Spring/Summer 2025

- Proposal made Winter 2026

Give strong consideration to quality zone change applications that demonstrate increased density in or near commercial areas, mixed use areas and/or high traffic roadways.

- Ongoing

What page in the submitted plan can this be found?

Page-2

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes



Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

H

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

Implementation plan with timeline:

While we currently do not have any "major" transit corridors, we will be looking into reducing parking requirements for senior living facilities as this may help increase density and/or reduce overall land costs for the developer; therefore, driving down construction costs that could be passed on to the seniors residing in the facility. Review best practices regarding parking needs for senior living facilities and possibly amend city code. Begin review summer 2025

- Complete review Winter 2025

Propose city code amendment for parking at senior living facilities.

- Complete Spring 2026

What page in the submitted plan can this be found?

Page-3

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No



Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://arcg.is/08OWS9>

When did the last zoning map or text amendment occur?

05/08/24

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism



for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

10426

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

1600

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

533

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

5011

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and



needs of communities to support the data reported above.

New development receives negative comments from surrounding community members not wanting the growth to occur in their back yard. This is a common barrier in developing land

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

In regards to the vacant land estimated lot count, it should be known this is only an estimate and will change depending on general plan amendments, zone change applications and specific layout of the development on each parcel of land. It is estimated that approximately 1/3 of the vacant land is zoned appropriately and again this is only an estimate.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

17

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

17

Total number of business licenses or permits to rent an ADU issued in the county



or municipality granted between August 1, 2023 and July 31, 2024:

17

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Model ordinances, Case studies for strategies, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

The state could support municipalities by providing the land that would then be used for moderate income housing. The state could offer financial incentives for builders who build moderate income housing.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Integrate internal and external dwelling unit count into building department tracking spreadsheet and include statistics in quarterly reports. - Ongoing

Review city code regarding internal and external accessory dwelling units looking at parking requirements. Research best practices for accessory dwelling units and compare best practices with city code. Propose city code amendments for the internal and external accessory dwelling units. Begin review Summer 2023

- Complete Winter 2023

3. What page in the submitted plan can this be found?

Page 1 and 2

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In regards to the first implementation item being an ongoing item, staff has continually spent time updating internal and external dwelling unit data into the quarterly reports. This data is beneficial as it provides information that is accurate and up to date.

For the second implementation plan, staff has had discussions with the building



department, planning and zoning office, city council members and the city manager regarding the benefits of modifying the parking requirements for internal and external accessory dwelling units. It seems as if the majority of these conversations have been positive and in support of this type of change. Staff recognized time was running short to amend the parking requirements for the internal and external accessory dwelling units; therefore, staff proposed a general plan amendment so that the due date for this strategy could be pushed back to the Fall of 2024. This was approved by the City Council on March 27, 2024. Staff is moving forward to meet this new deadline.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The moderate income housing plan was amended on March 27, 2024 amending the due date for the second implementation plan. The new due date is Fall 2024.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Staff did encounter barriers for this item. Staff lacked the needed time to research best practices for the internal and accessory dwelling unit parking requirements. With that being said, staff proposed an amendment to the moderate income housing general plan proposing a new date that would push the completion date to the Fall of 2024. City Council approved this amendment to the general plan. This amendment will give staff the needed time to complete this item.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This



question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

With the first implementation plan being ongoing, we are able to identify exactly how many permits were issued for accessory dwelling units. Furthermore, we are able to break down those permits to see how many of them are internal accessory dwelling units vs detached accessory dwelling units. The second implementation plan due date was pushed back to the fall of 2024.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

2024 MIH amendment.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Give strong consideration to quality zone change applications that demonstrate increased density in or near commercial areas, mixed use areas and/or high traffic roadways.

- Ongoing

3. What page in the submitted plan can this be found?

Page 2

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

On January 10, 2024 the City approved zone change Z-23-14. Staff worked directly with the applicant and their team in making changes to the project so that staff could support the project all while increasing the overall density of the project. The zone change was from the current Residential Agricultural - 2 acre minimum lot size to a proposed Planned Unit Development. This land is adjacent to Telegraph Street which is a high trafficked roadway and includes approximately 95 acres. If the land were to be developed as currently zoned (RA-2), the development would include approximately 40 units. With the approval of this zone change, the density will be increased significantly with areas up to 12 units per acre. The overall unit count for this area should be between 700 and 800 units.

This zone change substantially increases the density from the current zoning through the use of smaller lot sizes. Staff worked with the applicant making adjustments to the plan so that staff could support the project and give a positive recommendation moving towards the public meetings.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

On January 10, 2024 City Council approved zone change Z-23-14 from the current Residential Agricultural 2 acre minimum lot size to a Planned Unit Development. This zone change will allow a substantial increase in density to



this land from approximately 40 units up to 700 or 800 units.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

One barrier encountered while implementing this strategy was outreach from surrounding residents. These residents were concerned with the increased density and the impact it would have on their quality of life. Staff along with the applicant spoke with concerned residents and addressed their concerns.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Approval of this zone change is the first step in creating change. During the zone change process, staff articulated to community members that increased density does not always have to be viewed through a negative lens and that density will be beneficial in this location. Staff portrayed increased density as a needed commodity that not only benefits the community in which we live but the state as well as it provides more housing to the market which is much needed in this day and age. This action taken has had a positive effect in the community that identifies the need for increased density.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

While we currently do not have any "major" transit corridors, we will be looking into reducing parking requirements for senior living facilities as this may help increase density and/or reduce overall land costs for the developer; therefore, driving down construction costs that could be passed on to the seniors residing in the facility. Review best practices regarding parking needs for senior living facilities and possibly amend city code. Begin review summer 2025

- Complete review Winter 2025

Propose city code amendment for parking at senior living facilities.

- Complete Spring 2026



3. What page in the submitted plan can this be found?

Page 3

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Staff has begun discussing this idea with planning, public works, City Council members and developers. In these discussions, staff is learning that providing parking for units does have a financial impact and that requiring an excessive amount of parking can have negative impacts while at the same time not providing enough parking for the project can have negative impacts as well. Discussing this strategy plays an important part providing feedback for staff to do research in this regard including discussions with other municipalities and/or locating parking ordinance that may be a good fit for our municipality. While doing this research staff will be keeping the best interest of the community in mind all while trying to minimize the land space that would need to be devoted to parking for these developments all while attempting to make the units more affordable.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

There were no ordinances and/or resolutions passed during this time.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Staff understands that the landmass required for parking to accommodate these projects does in fact play a role in the price point of the project. The overall thought is that if the amount of required parking for development is reduced, the overall end cost to the user should be reduced as well. The discussions that have been had, have identified the need to find the right amount of parking.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Washington County

Who is filling out this report?

Reid Walkenhorst

Planner

reid.walkenhorst@washco.utah.gov

435-301-7250

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

Shapefiles uploaded to virtru link 7/8/2024

When did the last zoning map or text amendment occur?

May 21, 2024 - Ordinance 2024-1262-O

Entitled Units

Entitled units are those units that have a legal right to be developed through



the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

Entitlements allow for an additional 915 Single Family, and 4093 Accessory Dwellings on entitled lots.

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Pine Valley Overlay Zone: Vacant entitled parcels allow for 152 Single Family and 152 Accessory Dwellings. Washington County zoning ordinance for the Pine Valley Overlay Zone does not create additional density above base zoning. The overlay was approved as a collaboration between the residents of Pine Valley and Washington County to preserve rural aspects and design elements. The overlay limits what type of businesses are allowed in the Pine Valley area and sets limits on the percentage of Short Term Rentals which are allowed.

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that



are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Vacant Parcels zoned residential = 763. Residential units that could be built are 763 Single Family and 763 Accessory Dwellings.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

All residential zoned lots are entitled during the zone change process and subdivision process. 915 vacant residential lots are entitled for primary residence and accessory dwellings; 915 single family, 915 accessory dwellings = 1830 units.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The main constraint we find property owners encounter with developing entitled lots is having the financial resources to have the engineering and design work done for the home construction. All residential living space requires engineering, or HUD approval in the case of manufactured homes. 17-27a-513 requires manufactured homes to be attached to permanent foundations, which adds to the cost of engineering and design for lower cost alternative housing. Low cost housing alternatives are being manufactured (Tiny Homes, Boxable, etc.), but unless these manufactures have HUD approval, we cannot approve these structures under residential building code requirements. Building codes adopted by the state require structures to comply with insulation requirements, and most are not designed for attaching to foundations or having permanent utility connections. Washington County has a lot of parcels outside of platted subdivisions (primarily ag zoned lots) which have been bought and sold throughout time, or illegally modified. Many of these parcels are sold or modified without concern for land use regulations. Real estate transactions or boundary adjustments occur without foresight to the implications of zoning, access, acreage requirements for septic density, or whether or not water rights were included in the transaction. We have many unsuspecting buyers, especially from out of state, who don't know the important questions to ask during their due diligence period, who end up with a lot which isn't zoning compliant, was illegally subdivided, doesn't meet the septic density acreage



requirement, doesn't have access, or doesn't have water rights. Washington County isn't aware of these transactions when they occur, but we are often left to inform the new landowner they own a property which cannot be developed, until it is brought into compliance. The cost associated with bringing a lot into compliance can be substantial, depending on how it was modified and what needs to be done.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The unincorporated area of Washington County has 4236 entitled residential zoned lots, allowing for 8472 dwellings total. Of the 4236 entitled lots, 3321 residences have been built, and 143 accessory dwellings have been built. 915 entitled residential lots are completely vacant; 152 in the Pine Valley Overlay Zone, and 763 in the remainder of the unincorporated Washington County. We have 1761 vacant lots which are zoned Agriculture or Open Space Transition. We do allow for single family and accessory dwellings on all of these lots, but we don't know if they are buildable lots until we see their documents showing proof of water, septic feasibility, access, etc. Washington County also has a supply of seasonally zoned areas, which only have seasonal access. These parcels were not included in our numbers because full time living is not feasible in these areas due to snow and road closures at high elevation. Seasonal parcels include 597 vacant, and 237 with cabins built.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?

(select one)

Other

Washington County track for rent Accessory Dwellings by building permits issued, count of business licenses to rent, and by utilizing Granicus Software, which enables us to track Short Term Rentals actively being rented or advertised for rental use on a n



Total known number of Accessory Dwelling Units recorded as of the report submission date:

143 Total; 44 used for licensed short term rental, 37 used for unpermitted short term rental (per Granicus software), 5 used for long term rental (30+ days), 57 undocumented use.

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

9

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

44 Short Term Rental Business Licenses for ADU

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

NA - We don't have any other known uses for ADU's other than for rental use.

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?

(Select all that apply)

Other

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

It would be very helpful if the state had a procedure for certifying in-state or regional alternative housing manufactures (tiny homes / Boxable / Zip Kit / etc.) to be approved for low cost residential housing alternatives. Many of these manufactures aren't able to qualify for HUD approval, but if they could qualify



for approval at a state level, the building officials could potentially permit and inspect these structures for residential living space. These are great low cost alternatives, especially for ADU applications. However our current regulation environment (IRC 2021) does not allow a building official to approve these type of structures for residential living space. We need more flexibility with engineering requirements, foundation requirements, insulation requirements, and electrical/plumbing requirements. We see an opportunity for collaboration with these manufactures to bring their product to market with an agreed upon building standard, especially if they know doing so would allow their product to qualify as residential living space in the State of Utah.

Clustering or pocket neighborhoods could be a very useful tool for development in the unincorporated areas of the county. However in order for these type of developments to work, a sharing of common septic and water source would be required. We are trying to move away from small water districts for better managing water conservation programs, but the state requires a public water system be established if more than 7 connections operate from the same well source. We run into a similar issue with regard to septic systems. A shared septic system between more than one owner automatically becomes classified as a large underground wastewater system. The Health Department is mandated to classify systems in this way if more than one owner is feeding into a system. This can be achieved by establishing an HOA, but HOA's are generally not experienced in how to manage large underground septic systems and the state requirements to certify those operators is generally reserved for special service districts whose expertise is in wastewater management.

Could the state help provide funding for regional Water and Wastewater systems to support managing these cluster/pocket neighborhood developments? A service agreement between the developer of the cluster development or pocket neighborhood would need to be established and a fee schedule put in place to support the service. We see this as a better long term strategy vs the continuation of creating small water companies, or having wastewater systems out in the area which are poorly managed. If we could overcome these two obstacles, it would be extremely helpful. In our current climate of regulation, developers shy away from the development cost and regulation of establishing public water systems or large underground wastewater systems. We also believe that as we move to maximize regional reuse water capabilities, it makes sense to streamline the number of regional water and wastewater providers. We need targeted funding for infrastructure projects to make water and sewer connections in the rural parts of the county. We have so many septic systems already in use, with more coming online every year as our jurisdiction experiences growth.

We need targeted funding to accelerate the pace of regional wastewater collection and management. We currently enjoy good quality ground water



and some aquifers still being classified as pristine, but as more septic systems come online, we are endangering these resources. Nitrate levels are increasing and aquifer levels fluctuate. We need a strategic plan to take the existing septic systems offline and get them into treatable regional systems and utilize whatever we can for reuse water applications.

Much of the land being developed in Washington County is STLA land, sharing ownership with developers. Could the state place deed restrictions or some type of requirement for attainable housing or "payment in lieu of" to a fund which could be used by Washington County to support attainable housing initiatives? Developers of STLA land are creating multi-million dollar horse properties, couldn't there be some requirement for attainable housing? If attainable housing isn't appropriate or desired for their project, we believe a financial offset should be put into an attainable housing fund. These funds could be distributed in the form of grants for those who qualify.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Steps:

- 1) Advocate for Moderate Income Housing in the Transportation Master Plan
- 2) Target funding and infrastructure projects toward Mixed Use Overlay Zone
- 3) Planning Commission to attend steering meetings and guide Transportation Masterplan goals and strategies.

Timeline:

- 1) Planning Commission attends and advocates for consideration of Moderate Income Housing as an element to the Transportation Master Plan - 1st and 2nd quarterly meetings 2023.
- 2) Transportation Master Plan approved by Planning Commission - July 2023
- 3) Transportation Masterplan approved by County Commission- September 2023.

Measure of Success: Transportation Master Plan written and adopted with goals and strategies which support the development of Moderate Income Housing.

3. What page in the submitted plan can this be found?

Washington County Affordable Housing Plan, Page 16

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In the previous 12 month period, Washington County has worked vigorously to approve the Washington County Transportation Master Plan and Southern Utah Regional Trail Standards, as an element of the Transportation Master Plan. Washington County Staff engaged with UDOT, regional stakeholders, community residents, and local townships to ensure we understood the priorities for our local communities and partners when developing the Transportation Master Plan. A website was launched (www.washcoplan.com) to begin informing the public of the new plan being developed. Open Houses with local communities were held in New Harmony, Veyo, and La Verkin, along with a booth display at the Dixie Regional Transportation Expo held in February 2024, additionally a survey was distributed to gather insights from the public, resulting



in 156 responses.

Our timeline to approve the Transportation Master Plan by September of 2023 was delayed as one of the primary elements, the Northern Corridor roadway project, was taken into a second environmental review by the BLM. The Transportation Master Plan was approved in February of 2024, but this was slightly after our desired goal. During this time of delay we initiated a secondary process to better define our Active Transportation Trail Standards, an essential component of the Active Transportation Plan, adopted as an element of the Transportation Master Plan.

Active transportation gives residents of Washington County alternative modes of transportation. Ongoing efforts to improve connectivity throughout our region are enabling residents to travel along well marked and maintained corridors. Washington County acknowledges the cooperation from Cedar City's Active Transportation Committee, the City of St George, Five Counties AOG, Hurricane City, Ivins City, La Verkin City, Santa Clara City, Southern Utah Bicycle Alliance, Springdale, St George Bicycle Collective, St George Police Department, UDOT, and Washington City in this collaborative effort to establish regional trail standards. We believe having these trail standards established allows all municipalities within the region to promote Active Transportation to their residents. Having consistency with design criteria, signage, crossing designs, and use restrictions, will ensure anyone using the Active Transportation Trails will have a safe and predictable experience.

When the Ordinance adopting the Southern Utah Regional Trail standards was Adopted by Washington County in June of 2024. The ordinance specifically made reference to the importance of these travel corridors to support Moderate Income Households and their need for alternative modes of transportation and connectivity within our community. Approving the Transportation Master Plan and Southern Utah Regional Trail Standards demonstrates the commitment Washington County is putting toward infrastructure projects. New roads have been targeted for development, which will be extremely useful to rural moderate income residents in Hilldale and Apple Valley, allowing easy access to employment opportunities in Springdale. The Transportation Master Plan also prioritized a much needed connection in New Harmony to develop a road connecting the northern and southern parts of the valley. Currently residents are required to get on I-15 if they want to go from one end of New Harmony to the other. An interior connection will greatly improve sociability within the community and the ability to run future infrastructure along roadway easements.

Additional infrastructure projects have been approved by the Washington County Planning Commission and County Commission to support expansion of infrastructure in the New Harmony area to support Mixed Use Overlay zones,



known as the New Harmony Overlay zone.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

September 5, 2023 County Commission approved Resolution R-2023-3168, an Interlocal Agreement to help fund the construction of a roadway near Sand Hollow reservoir in Hurricane City. County participation in this funding reduces the cost burden of Hurricane City and allows those funds to be spent elsewhere within their jurisdiction.

December 19, 2023 County Commission approved Resolution R-2023-3217, a resolution awarding a bid to construct the SR-18 Multi-Use Active Transportation trail along SR-18, connecting Veyo to Central. This trail was a targeted project to allow active transportation between these two rural areas.

January 2, 2024 County Commission approved Resolution R-2024-3232, approving an agreement to fund the design of a portion of the Zion Corridor Trail in La Verkin City. This trail was a targeted project to allow Active Transportation along the corridor between Springdale and La Verkin.

January 16, 2024 County Commission approves Resolution R-2024-3239, a resolution to fund a cooperative agreement with UDOT for a transit and mobility study of SR-9. SR-9 is the highway leading from La Verkin to Zion National Park. This study helps Washington County understand use levels.

February 13, 2024 Planning Commission approves Transportation Master Plan and provides recommendation of approval to County Commission. Transportation Master Plan is key in directing funding toward priority projects related to transportation initiatives. Projects range from upgrading existing roadways and trails, to the construction of new roadways and trail systems. Priority was placed on rural areas in the county where attainable housing exists, but connectivity needs improvement.

February 13, 2024 Planning Commission approves Conditional Use Permit to install Fiber Optic Cable Phases 1 and 2. New Harmony is targeted for an overlay zone utilizing Mixed Use, Village Commercial, and Clustering for residential housing, we are working to get infrastructure in place to support these needs.

February 20, 2024 Washington County Commission approved the Transportation



Master Plan. Ordinance No. 2024-1250-O

February 26, 2024 Planning Commission Work Meeting to discuss New Harmony Overlay Zone. Mixed Use, Roadways, Trails, and Infrastructure needs to support community develop. Discussion was also placed on development standards to allow for clustering with open space, village commercial centers, and development pressure along the I-15 corridor.

March 12, 2024 Planning Commission approved roadway dedication plat for a rural roadway in New Harmony. The roadway dedication will enable Washington County to maintain the road surface moving forward. This roadway was unimproved and will now be paved and maintained to Washington County standard; 28' of Asphalt.

March 26, 2024 Planning Commission Work Meeting to receive training presentation on Public Improvement Districts (PIDS). As rural areas in the county are developed, the need for expanding infrastructure related to sewer and water are vital concerns. PIDS are a way of financing infrastructure improvements without forcing the cost burden on the developer. Washington County recognized a need to become educated on PIDS, how they work, and if they can be a beneficial tool for development, especially in Mixed Use developments.

April 9, 2024 Planning Commission approved conditional use permit for installing Fiber Optic Cable phases 3 & 4. New Harmony is targeted for an overlay zone utilizing Mixed Use, Village Commercial, and Clustering for residential housing, we are working to get infrastructure in place to support these needs.

May 14, 2024 Washington County Planning Commission approved the Southern Utah Regional Trail Standards as an element of the Transportation Master Plan. Establishing these standards sets a regional framework for developers to follow. It encourages a consistent trail network regardless of jurisdiction and ensures the trails are capable of handle the variety of uses we anticipate.

June 4, 2024 Washington County Commission approved and adopted the Southern Utah Regional Trail Standards as an element of the Transportation Master Plan. Ordinance No. 2024-1265-O

July 9, 2024 Planning Commission approves Conditional Use Permit for installing Fiber Optic Cable phase 5, in New Harmony. New Harmony is targeted for an overlay zone utilizing Mixed Use, Village Commercial, and Clustering for residential housing, we are working to get infrastructure in place to support these needs.

All of these incremental improvements with infrastructure support sustainable growth and quality of life in Washington County.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

We did experience a delay with a second environmental impact review of the Northern Corridor, which is a new roadway being proposed in the Transportation Master Plan. The review by the BLM is ongoing as of this reporting date. There is opposition to the Northern Corridor roadway due to part of the road passing through the Red Cliffs Desert Reserve. There was concern with the initial environmental assessment that public comment had not been handled correctly.

After receiving training on Public Improvement Districts, Washington County recognized it did not have adequate code language in place to administer Public Improvement Districts (PIDS). Language is being drafted to support PIDS and provide guidance on how they will be administered by Washington County. Adopting ordinance is pending.

We haven't received public opposition to infrastructure improvement projects. Generally it seems as though residents recognize the need for infrastructure, however we do hear concerns about what those improvements will do to stimulate growth. In our community outreach meetings with residents at local libraries, we provided information to show growth and population changes dating back to the 1980's. The unincorporated areas are definitely experiencing growth, but as we were able to the residents, growth has always been part of our story. How we manage it effectively is our focus.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Approving the Transportation Master Plan and Southern Utah Regional Trail



Standards has brought a sense of unity to our county. Residents are being touched by these strategies in rural areas and our urban centers. Collaboration with regional partners and between departments internally to put priorities into action has made a tremendous impact. The level of public outreach and engagement which has occurred over the past 2 years continues to guide our efforts. When we meet with developers, we are able to clearly articulate the improvements required to support the Transportation Master Plan and Active Transportation plan.

Washington county has been making an effort to identify historic parcels with non-conforming issues, and working with the landowners to bring them into zoning compliance or lift the burden which made the lot illegal. This effort is having a positive impact on our number of entitled units in Washington County.

We do have very rural and inaccessible areas in Washington County. As developers learn about our plans to expand roadway networks, we are beginning to see more interest from developers. We have a very large area South East of Washington City known as Warner Valley. Development pressure is getting the attention of people and groups who recreate in these areas, the OHV community especially.

8. Links to supporting documentation (Optional)

Attainable Housing Plan: <https://www.washco.utah.gov/wp-content/uploads/2021/09/washco-attainable-housing-plan.pdf> Washington County Transportation Master Plan: <https://www.washco.utah.gov/wp-content/uploads/2024/04/comdev-general-plan-county-transportation-master.pdf> Southern Utah Regional Trail Standards: <https://www.washco.utah.gov/wp-content/uploads/2024/04/comdev-general-plan-southern-utah-trail-standards.pdf>

Attachment to supporting documentation (Optional)

Infrastructure Packet.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Steps:

1) Research and potentially amend County Code to allow for Mixed Use Overlay Zone.

2) Hold Quarterly work meetings with Planning Commission, Staff, or Property Owners in target development areas to discuss Mixed Use Overlay Zone to understand Infrastructure, ordinance, and regulation restrictions.

3) Write, present, and adopt county ordinance pertaining to Mixed Use Overlay zone.

Timeline:

1) Provide Mixed Use Overlay zoning examples to Planning Commission for consideration - June 2023

2) Write County Code to include Mixed Use Overlay Zone - October 2023

3) Public Hearing and Public Meeting to adopt Mixed Use Overlay Zone as part of the Washington County General Plan - December 2023

4) Present to County Commission for final approval - March 2024



3. What page in the submitted plan can this be found?

Pages 16 & 17

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Amending land use regulation to allow for higher density or new moderate income residential development in commercial or mixed use zones near major transit investment corridors has been a priority with Washington County during the past 12 months.

To advocate for higher density throughout Washington County in Multi-Family Residential Zones R-2 and R-3, the Planning Commission and County Commission approved a reduction in lot size requirements for these zones. The minimum lot size requirement for the R-2 zone changed from 20,000 sq ft, to 8,000 sq ft, while the R-3 zone changed from 15,000 sq ft to 8,000 sq ft. Width requirements for lots in these zones were also reduced from a minimum of 80' down to 40'. These changes help promote the development of multi-family housing by reducing the lot size requirement and the cost of land associated with development. The Planning Commission approved these Title 10 changes on February 11, 2024, followed by the County Commission on February 20, 2024. Ordinance 2024-1251-O.

Many of our development projects being proposed within Washington County are along the I-15 corridor, generally taking form under our Planned Development procedures. Planned Development Residential (PDR) has been updated to allow for Two-Family Residential Units (R-2 and R-3) zoning. This allows developers to add density to their projects while simultaneously lowering the threshold for lot size requirements. Previously PDR allowed only single family residences. This change to our code language helps support mixed use developments and gives developers more tools to work with when master planning their developments. The Planning Commission approved these Title 10 changes on February 11, 2024, followed by the County Commission on February 20, 2024. Ordinance 2024-1251-O.

The New Harmony Overlay Zone is our flagship ordinance being actively drafted to support this strategy. New Harmony is a dynamic community directly adjacent to the I-15 corridor, and truly an example of unincorporated Washington County. The surrounding terrain and views are beautiful and rugged, many of the pioneer families who settled the area still call the valley home, agriculture is a dominate way of life, and development pressure is always



present, and growing. We truly believe if we can draft an ordinance to support the responsible growth of New Harmony, the same principles can be applied to any other community in the unincorporated area.

As we started this process of collaboration with the residents of New Harmony, we immediately were struck by residents and their love of this beautiful valley. We knew if any collaboration would be successful, a sense of trust and understanding would need to come first. We didn't experience NIMBY in New Harmony, we experienced welcoming spirits but also a strong passion for New Harmony to not lose what makes it so special. What we found to be most precious to these residents was their open space, maintaining an atmosphere of space. They are not opposed to clustering, or high density, so long as it can be accompanied by open space. This understanding created a space for common ground and a healthy exchange of ideas and philosophies on growth and attainable housing needs.

Staff holds regularly scheduled monthly meetings with residents of New Harmony to support the creation of the New Harmony Overlay Zone document. In September of 2023, our GIS staff released a story map (<https://arcg.is/q8ii4>) which could be accessed by residents, providing information on the New Harmony valley history, growth, and zoning designations. Formal public interaction with the community of New Harmony began in October of 2023 at their annual Apple Festival (10/14/2023). Washington County staff had a booth with visual aids showing growth, and answered questions to those in attendance.

Washington County created a survey which was available through digital access on the county website, or distributed in print form at the Apple Festival, in which residents could provide input, answer questions, share information on growth (past/present/future), and voice concerns about drafting an overlay zone specific to their community (<https://docs.google.com/forms/d/e/1FAIpQLSdAWQyWvcAPIwadFK-Ufjci9oF5U6rESubrJiRrZhQ-bAqTA/viewform>). The feedback from the survey was very valuable and yielded 75+ responses from residents.

After reviewing the feedback from the community and several subsequent monthly meetings with residents, a Planning Commission Work Meeting was scheduled to review the New Harmony Overlay Zone draft ordinance. Public participation in the work meeting was well received, with 50+ residents in attendance. The Planning Commission work meeting was held February 26, 2024. As we continued to make progress on the New Harmony Overlay Draft language, Staff felt it was appropriate to request a Temporary Land Use Regulation (Moratorium) on zone changes within the New Harmony Overlay Zone boundary. This would allow Staff and residents to prepare a final draft of the New Harmony Overlay Zone Ordinance, which could be presented to the Planning Commission and County Commission for approval.



On March 12, 2024 the County Commissioners held a Town Hall Meeting with the residents of New Harmony at the New Harmony library to discuss in person the New Harmony Overlay Zone draft, and other issues impacting the community. Following the Town Hall Meeting, the County Commission approved a Pending Legislation Moratorium (180 Days) on zone changes within the New Harmony Overlay boundary. The Temporary Land Use Regulation was approved on April 2, 2024, Ordinance 2024-1255-O. Staff has continued to work diligently on finalizing the code language for the New Harmony Overlay Zone, we will have this item on the agenda for approval in October 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Planning Commission approved changes to Title 10 Zoning Regulations on February 11, 2024, followed by the County Commission on February 20, 2024. Ordinance 2024-1251-O. These changes were instrumental in reducing lot size requirements for MF Multi-Family Housing Zones R-2 and R-3. Reducing the cost burden of land in any development is beneficial, but especially as it relates to Attainable Housing. We believe reducing the lot size requirements will make Multi-Family housing developments more attractive to developers. Another key aspect of amending these land use regulations, was the impact on making Multi-Family Residential R-2 and R-3 part of our Planned Development Residential code language. This gives developers more flexibility for housing types within a project, increasing density.

February 26, 2024 Planning Commission Work Meeting held with residents of New Harmony to review draft language of the New Harmony Overlay Zone Draft and provide feedback. This provided valuable feedback to staff about important aspects of the New Harmony Overlay Zone, which need to be included or revised. This also created a public forum in which residents could speak directly with Planning Commissioners and Staff.

April 2, 2024 County Commission approved Temporary Land Use Regulation (Moratorium) on zone changes in the New Harmony Overlay Zone Boundary due to pending legislation. The temporary land use regulation provides staff and residents of New Harmony a chance to complete the pending legislation (New Harmony Overlay Zone) without needing to worry about developers coming in and trying to modify zoning. Once the New Harmony Overlay Zone is approved and adopted, we'll be better prepared to allow for Mixed Use and High Density development in the area.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Our working draft of the New Harmony Overlay Zone (attached below) is quite long, approximately 70 pages. Upon the advice of our legal department, we were encouraged to take elements from the New Harmony Overlay Zone, and draft ordinances which could be applied county wide. We are actively revising our Subdivision ordinance (attached below) to allow for clustering and pocket neighborhoods to increase density, create an Outdoor Lighting ordinance (attached below), and create a Village Commercial ordinance (attached below). This redrafting and downsizing effort, has yielded some great new code language for Washington County, but final approval of the New Harmony Overlay Zone has been delayed. The elements associated with clustering/ pocket neighborhoods, outdoor lighting, and village commercial, will be removed from the New Harmony Overlay Zone, and will be applied county wide.

The residents of New Harmony were impacted by a development proposal from Iron County, right on the shared boundary with New Harmony. This new development was approved by Iron County, but it really put New Harmony residents on edge. The residents of New Harmony attended the public hearings in Iron County, but didn't feel their concerns mattered. The Planning Commission of Iron County was noticeably agitated with residents of Washington County voicing opposition to the project, but, they did provide a forum for concerns to be heard. Hwy 144 is the main road leading into New Harmony from I-15, Iron County jurisdiction is on the North side of the highway, Washington County is on the South side. The Iron County proposal adds 500 residential lots in a gated community, with hotel and shopping amenities. The residents felt it wasn't in harmony with the area and voiced their opposition. There was no opposition from Iron County residents, because there's no development from Iron County anywhere in proximity, aside from a few scattered homes on large acreage properties. The New Harmony residents were opposed to the leap frog development and the impact it will have on their community.

During the Town Hall meeting with residents, the Washington County Commissioners reassured residents the work they've been doing in creating the New Harmony Overlay Zone, will help guide development in the future. They



also expressed their support of Iron County being able to approve projects within their jurisdictional boundaries. Hopefully as the project is built out in the coming years it will prove to be a good project and beneficial to strengthening the New Harmony community.

The New Harmony area also illustrates a need for regional cooperation between water and sewer districts to engage in regional planning. This was addressed in earlier comments related to septic densities and reuse water. The Washington County Water Conservancy District should be actively working with the Iron County Water Conservancy District to ensure development along the county boundaries is managed appropriately, especially as it relates to water and wastewater systems.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Although the market hasn't directly responded to the creation of the New Harmony Overlay Zone, we are definitely getting a lot of feedback from residents on the desire to allow for a variety of Mixed Use. Agritourism, outdoor lighting, live/work, clustering, pocket neighborhoods, village commercial, etc have all entered into the conversation about the New Harmony Overlay zone. It has opened Washington County to explore and define a greater variety of use types with the goal of supporting higher density development.

8. Links to supporting documentation (Optional)

<https://arcg.is/q8ii4>

Attachment to supporting documentation (Optional)
Amend Land Use Ord.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

M

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Steps:

- 1) Actively serving founding member of SW Utah Community Land Trust.
- 2) Actively serving co-chair Housing Action Coalition (HAC).
- 3) Attend annual workshops and planning conferences with public and private stakeholders.
- 4) Attend monthly SW Utah Community Land Trust meetings.
- 5) Attend Attainable Housing Forum November 2023.

Timeline:

- 1) SW Utah Community Land Trust and HAC operating as established entities by December 2025.
- 2) Apply for State and Federal grants by December 2025.
- 3) Secure funding for Moderate Income Housing Developments December 2027.



3. What page in the submitted plan can this be found?

Pages 18 & 19

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Attendance at monthly HAC meetings, hosted at Washington County Administration building. These meetings provide a space for planning and follow-up on previous month's business, sponsorship updates, public outreach projects, and bringing awareness to the group of activities happening in regard to attainable housing. Scott Messel serves as Co-Chair and his participation is ongoing. Reid Walkenhorst attends these meetings and is part of the Financial Working Group, which looks more specifically at lending and grant opportunities.

August 28, 29, 30, 2023 Scott Messel and Reid Walkenhorst attend Utah Housing Matters Conference. Scott Messel was part of a panel for one of the break out sessions. The conference had many opportunities to learn about different programs and what municipalities around the state are doing to address attainable housing. Attending these conferences allows us to bring new ideas back to Washington County, while also strengthening our network of contacts.

October 24 & 25, 2023 Reid Walkenhorst Attendance at Utah Land Use Institute Fall Conference. This conference provides an update on new legislation affecting our jurisdictions. A lot of discussion around SB174 and how to implement in our procedures.

October 30, 2023 Scott Messel was the moderator at the HAC Attainable Housing Forum and Expo, Dixie Convention Center. The expo brings together public and private stakeholders concerned with attainable housing. Employers, private citizens, government officials, real estate professionals, lenders, and local builders often comprise the crowd in attendance. Panel discussions are held and keynote speakers provide information on specific topics. When we set out strategies, it was expected this expo would be scheduled in November of 2023, it instead was held in October 2023.

February 21, 2024 South West Area Planner Meet Up, hosted at Washington County Administration Building. Provided an opportunity for Scott and Reid to meet with regional planners and discuss issues facing our communities.



Scott Messel serves on the Executive Board of the SW Utah Land Trust.

In March 2024, SW Community Land Trust/Mountain Country Home Solutions creates partnership with City of Springdale to acquire 5 vacant lots and two homes which will be used for Moderate Income Housing.

May 9, 2024 Scott Messel participated in the Community Action Partnership Poverty Simulation. This was an opportunity to role play and see first hand the difficult decisions families are faced with. Difficult choices of how to find money for food, transportation, and the constant robbing of Peter to pay Paul.

July 8, 2024 HAC Meeting with Washington County Economic Development Director to discuss attainable housing impact on local employers and the difficulty to recruit from outside the area. Employers are struggling to keep employees due to housing cost, but also recruiting from other areas around the country is increasingly difficult.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Washington County Administration supports the involvement by staff in these organizations and initiatives. Hosting meetings and local events at the Washington County Administration Building and Dixie Center allow these organizations a space to grow. Allowing staff to attend events improves our awareness around programs and educational tools we can bring back to Washington County.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

Our participation in these organizations is well supported. In my opinion, when it comes to attainable housing, there are a lot of ideas but we are moving in too many directions. Because a lot of this work relies on people volunteering time to participate, or we are depending on the good will of philanthropic capital, we need to be very precise where we spend time, energy, and resources. Creating attainable housing seems very much like a grass roots movement in some ways, but there's not a lot of synergy. A small amount of success seems to justify one entity as others pop up around it, all with new ideas and people wanting to help. On some levels it's great, on other levels its painful to see how little horsepower a single entity has.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Market conditions and housing prices in Washington County are not attainable. The desire for people to call this part of Utah home is driving the prices upward. We are still seeing a lot of new residents from California and Nevada. Living in Iron County has become the affordable housing option for Washington County. This area is driven by tourism and visitors wanting to enjoy the open spaces. We keep hearing developers say they want to build their way out of it, but I just don't see how that's possible when land is at an all time high premium, building materials are at an all time high premium, and the cost for transporting goods is at an all time high. People are selling their homes in California for millions, they come here and can buy whatever they want with money to spare. Builders are catering to this crowd. That's where the money is.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)



No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Washington Terrace city

Who is filling out this report?

Tom Hanson

City Manager

tomh@washingtonterracecity.org

801-395-8282

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

chrome-extension://efaidnbmnnnibpcjpcglclefindmkaj/https://washingtonterracecity.com/vertical/sites/%7B9D63E994-3168-4A6B-BFBB-6BA2F03103EB%7D/uploads/InfillMap_6_28_2024.pdf chrome-extension://efaidnbmnnnibpcjpcglclefindmkaj/https://washingtonter

When did the last zoning map or text amendment occur?

Planning Commission made changes to the zoning map on January 25th to allow for an additional Infill overlay. The Council reviewed the proposal and approved



on February 6, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

6 single family lots that do not have permits.

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

5 parcels located within the overlay, infill zone that could be potential residential dwelling units.

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that



are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

None at this time

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

We do not have any at this time

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

It is important to note that the city relies on developers to construct all necessary infrastructure for their respective developments. This policy ensures that the burden of infrastructure costs does not fall on the city, allowing municipal resources to be allocated to other community needs and services. Developers are responsible for the installation of utilities such as water, electricity, and sewage systems, as well as the development of transportation networks, including roads and pedestrian pathways. This approach not only ensures that infrastructure is tailored to the specific needs of each development but also promotes efficiency and timeliness in project completion. By placing the responsibility of infrastructure construction on developers, the city fosters a collaborative environment where private investment contributes to public benefit, ultimately supporting the creation of quality housing solutions and thriving communities.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

City's Infill Development Approach

The city employs an infill approach to development, focusing on utilizing available land within existing urban areas to create new housing opportunities. This strategy aims to maximize the use of existing infrastructure, reduce urban sprawl, and revitalize underutilized or vacant properties within the city limits.



City's Development Status

It is important to note that the city is largely built out, meaning that most of the available land within the city limits has already been developed. Consequently, the opportunities for new large-scale developments are limited. This built-out status underscores the significance of the infill development approach, as it allows for the efficient use of the limited remaining available land to address housing needs without expanding the urban footprint.

However, it is also notable that, at this time, no additional projects have been applied for or are in the process of approval. The city continues to encourage development proposals that align with its infill approach, promoting sustainable growth and the efficient use of urban land.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

16

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

0

Total number of business licenses or permits to rent an ADU issued in the county



or municipality granted between August 1, 2023 and July 31, 2024:

5

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

None

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing supply data, Reporting technical assistance

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

N/A

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines



and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

A. The City will rezone or allow for higher density to promote Moderate Income Housing through the use of the infill property allowance .

The city will annually update the infill zoning option for available land where the infill zoning is appropriate.

- The city will update the zoning map on an annual basis or as needed for new development. Because of the built-out nature of Washington Terrace, the availability of infill projects is limited.
- Continue to implement infill zoning where appropriate on available open space.
- As warranted, the City will update the Future Land Use Map.
- In keeping with best practices, the City will begin a General Plan Update in 2027.

Implementation Measures

- Give appropriate guidance to future applicants on rezone application options to guide development which would have the greatest chance of approval.
- Give positive staff recommendations to rezone applications which are harmonious with the future land use map and the General Plan.
- Give strong consideration to rezone applications which are supported by elements of the General Plan but may not align with the future land use map.
- Give consideration to rezone applications which may not have support of the

The city has taken significant steps to address the need for moderate-income housing by implementing higher-density zoning through the "Infill" overlay process. This strategic approach aims to utilize vacant properties more effectively and promote increased housing density within the city.



Infill Development Initiative

The infill development initiative encourages the development of vacant or underutilized properties by allowing increased housing density. This process not only maximizes land use but also helps in meeting the housing demands of moderate-income residents.

Specific Infill Overlay Request

Recently, a petition was submitted requesting an infill overlay for a specific property located in an area suitable for moderate-income housing. This property had the potential to accommodate a modest number of developable units, contributing to the city's housing goals.

Planning Commission Review

The Planning Commission reviewed the proposal on January 25th. After thorough consideration, the Commission accepted the proposal and recommended it to the City Council for approval. However, they issued a caution regarding the number of units that would be permissible on the property, emphasizing the need to balance density with community standards and infrastructure capabilities.

City Council Decision

The City Council heard the proposal for the infill overlay on February 6th. After deliberation, the Council accepted the overlay but reiterated the caution previously noted by the Planning Commission. Specifically, they indicated that a proposal for 63 units would not be considered a viable number, highlighting concerns about potential overdevelopment and its impact on the surrounding area.

Future Infill Requests

To date, no other viable infill requests have been received. The city remains open to considering additional proposals that align with the strategic goals of increasing moderate-income housing while maintaining the balance and integrity of neighborhoods.

Conclusion

The city's proactive approach through the infill overlay process reflects a commitment to addressing moderate-income housing needs. By carefully evaluating and approving proposals, the city aims to ensure sustainable development that benefits both residents and the broader community. The ongoing monitoring of infill requests and cautious approval process are crucial steps in achieving these housing objectives.



3. What page in the submitted plan can this be found?

Page 10 and 11

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Planning Commission Review

The Planning Commission reviewed the proposal on January 25th. After thorough consideration, the Commission accepted the proposal and recommended it to the City Council for approval. However, they issued a caution regarding the number of units that would be permissible on the property, emphasizing the need to balance density with community standards and infrastructure capabilities.

City Council Decision

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The city has taken significant steps to address the need for moderate-income housing by implementing higher-density zoning through the "Infill" overlay process. This strategic approach aims to utilize vacant properties more effectively and promote increased housing density within the city.

Infill Development Initiative

The infill development initiative encourages the development of vacant or underutilized properties by allowing increased housing density. This process not only maximizes land use but also helps in meeting the housing demands of moderate-income residents.

Specific Infill Overlay Request

Recently, a petition was submitted requesting an infill overlay for a specific property located in an area suitable for moderate-income housing. This property had the potential to accommodate a modest number of developable units,



contributing to the city's housing goals.

Planning Commission Review

The Planning Commission reviewed the proposal on January 25th. After thorough consideration, the Commission accepted the proposal and recommended it to the City Council for approval. However, they issued a caution regarding the number of units that would be permissible on the property, emphasizing the need to balance density with community standards and infrastructure capabilities.

City Council Decision

The City Council heard the proposal for the infill overlay on February 6th. After deliberation, the Council accepted the overlay but reiterated the caution previously noted by the Planning Commission. Specifically, they indicated that a proposal for 63 units would not be considered a viable number, highlighting concerns about potential overdevelopment and its impact on the surrounding area.

Future Infill Requests

To date, no other viable infill requests have been received. The city remains open to considering additional proposals that align with the strategic goals of increasing moderate-income housing while maintaining the balance and integrity of neighborhoods.

Conclusion

The city's proactive approach through the infill overlay process reflects a commitment to addressing moderate-income housing needs. By carefully evaluating and approving proposals, the city aims to ensure sustainable development that benefits both residents and the broader community. The ongoing monitoring of infill requests and cautious approval process are crucial steps in achieving these housing objectives.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The planning Commission and Council approved one infill petition between August 1, 2023 and July 31, 2023.

To enhance clarity and assist potential developers in comprehending the ordinance, the city is revising the ordinance to more precisely define the term



"infill." This update aims to clearly communicate the purpose and requirements of the ordinance. The revision process is underway, and the updated ordinance is expected to be presented to the Planning Commission in August.

No new regulations were implemented.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

One primary barrier that was not anticipated when the overlay ordinance was adopted is the abuse of the infill ordinance. Infill is defined as: "noun. the planned conversion of empty lots, underused or rundown buildings, and other available space in densely built-up urban and suburban areas for use as sites for commercial buildings and housing, frequently as an alternative to overdevelopment of rural areas."

Unfortunately, a resident has requested the overlay on an existing functional duplex. This request has caused the city to put a moratorium on new applications until the ordinance is drafted to use the words "vacant property" as a descriptor to elevate any confusion.

Another primary obstacle to adding more housing, whether affordable or not, is the city's limited availability of lots and open space. The city spans only two square miles, and nearly all non-sensitive lands are already developed. This scarcity of available land is a significant reason why we don't see a lot of movement in planning for additional projects; we simply don't have the space to accommodate them.

A large portion of the city consists of 5,000 to 7,000 square foot lots with 1,000 square foot homes built on them. Additionally, 51% of Washington Terrace's population is classified as low-to-moderate income (LMI), facing limited resources.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

There have been no significant changes over the past decade that have altered the strategies. The situation remains the same; the city is essentially built out. We will continue to be open and responsive to developers who come looking for an opportunity to develop.

8. Links to supporting documentation (Optional)

review google map of the city to understand the reality of our developable land: <https://www.google.com/maps/@41.1716123,-111.9778597,3926m/data=!3m1!1e3?entry=ttu>Please review the

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the



initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

D. The City is and will encourage higher density housing in proximity to major transit corridors.

Objective 1.2 (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Timeline: Annual review

Will continue to allow for ADU's where parking is available or where renters will have transit availability.

Implementation Measures:

- Washington Terrace is burdened with narrow roads, small lot sizes and small homes that will not generally support an ADU. However, the city is and will continue to be cooperative in allowing ADUs as adopted in the city plan in 2021
- Consider detached auxiliary housing where appropriate. Research/study proper options and capacity by 2024. Take to Planning Commission and Council for consideration.

NOTE: Staff is requesting an extension on the time to review possible detached ADU allowances. At this time, we do not see an avenue to reasonably accommodate such an allowance.

On September 21, 2021, the city adopted ordinance 17.48.030, which addresses the implementation of accessory dwelling units (ADUs). This ordinance was introduced to provide reasonable accommodation for the construction and integration of ADUs within the city's housing landscape.

To gain a clearer understanding of the local housing market and assess the density of both legal and illegal rental units, the city council has directed staff to conduct a comprehensive audit of the city's rental stock. This audit aims to identify the current state of housing, with a particular focus on the prevalence of ADUs.

As of now, the audit is still in progress, and detailed findings are not yet available. However, preliminary results indicate a significant number of illegal ADU situations. These initial findings suggest that many ADUs have been constructed or are being used without proper authorization, highlighting the need for further regulatory measures and enforcement to ensure compliance with the new ordinance.

Planning commission and Council will continue to review annually. The mayor



and council reviewed the ADU option on July 16th and made no changes to the ordinance.

3. What page in the submitted plan can this be found?

Page 11

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

On September 21, 2021, the city adopted ordinance 17.48.030, which addresses the implementation of accessory dwelling units (ADUs). This ordinance was introduced to provide reasonable accommodation for the construction and integration of ADUs within the city's housing landscape.

To gain a clearer understanding of the local housing market and assess the density of both legal and illegal rental units, the city council has directed staff to conduct a comprehensive audit of the city's rental stock. This audit aims to identify the current state of housing, with a particular focus on the prevalence of ADUs.

As of now, the audit is still in progress, and detailed findings are not yet available. However, preliminary results indicate a significant number of illegal ADU situations. These initial findings suggest that many ADUs have been constructed or are being used without proper authorization, highlighting the need for further regulatory measures and enforcement to ensure compliance with the new ordinance.

No additional changes were made.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The city implemented the streamline process that allows a simple process to apply for an ADU. The ADU application is easy to use and is user friendly.

There are a limited number of dwellings that qualify for the ADU status as a result of our small lot size, small home size and limited onsite parking.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The most significant barriers are the small lot size, home size and limited parking. We are not in an area that is convenient for people to choose alternative transportation in lieu of driving a vehicle.

Parking must be considered when dealing with small lots and no street parking in the winter.

There is a significant number of lots that are under 10,000 square feet with limited opportunities for expanded parking or dwellings.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

There have been no significant changes in participation with ADU applications. There are approximately 1000 homes that could qualify for ADU status so the pool to draw from is relatively small.

8. Links to supporting documentation (Optional)

https://washingtonterrace.municipalcodeonline.com/book?type=ordinances#name=17.48.030_Internal_Accessory_Dwelling_Unit_Regulations

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?



(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Timeline: 2023 and annually

Staff will work with the Planning Commission and City Council to find appropriate areas within our commercial district that will support the integration of mixed use for commercial and high-density residential development. Bring research and planning back to the council for consideration in the General Plan update in 2027. Review annually for possible updates.

Due to the lack of available property for development no meaningful progress has been made in bringing in developers to create a mixed-use project.

The Planning Commission convened on June 27th to discuss strategies for implementing the city's affordable housing plan, with a particular focus on potential mixed-use developments in commercial zones. This meeting aimed to identify viable options for integrating residential units into commercial



properties to enhance housing affordability and availability.

Key Discussions and Decisions:

1. Mixed-Use Development Potential:

- o The commission explored the possibility of allowing mixed-use development on the possibly four available properties within the city. Mixed-use development typically involves combining residential and commercial spaces within a single property.

- o It was agreed that a mixed-use approach would be welcomed. Property owners of these identified sites will be informed that their applications for mixed-use development will be given serious consideration.

2. Impact and Limitations:

- o As a result of the status of buildout: the city currently has only two to four properties suitable for mixed-use development. This limited availability restricts the overall impact on the housing market. Nonetheless, the commission is optimistic that these projects can serve as a catalyst for future developments and set a precedent for more inclusive zoning policies.

3. Previous Mixed-Use Project Challenges:

- o A mixed-use project was proposed for Adams Avenue, adjacent to the Weber County Library. However, due to complications with the library board, this project was ultimately canceled. This setback highlights the challenges and complexities of coordinating mixed-use developments, particularly when multiple stakeholders are involved.

3. What page in the submitted plan can this be found?

11

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Moderate Income Housing Plan: Exploring Mixed-Use Development in Commercial Zones

The Planning Commission convened on June 27th to discuss strategies for



implementing the city's affordable housing plan, with a particular focus on potential mixed-use developments in commercial zones. This meeting aimed to identify viable options for integrating residential units into commercial properties to enhance housing affordability and availability.

Key Discussions and Decisions:

1. Mixed-Use Development Potential:

- o The commission explored the possibility of allowing mixed-use development on the possibly four available properties within the city. Mixed-use development typically involves combining residential and commercial spaces within a single property.

- o It was agreed that a mixed-use approach would be welcomed. Property owners of these identified sites will be informed that their applications for mixed-use development will be given serious consideration.

2. Impact and Limitations:

- o As a result of the status of buildout: the city currently has only two to four properties suitable for mixed-use development. This limited availability restricts the overall impact on the housing market. Nonetheless, the commission is optimistic that these projects can serve as a catalyst for future developments and set a precedent for more inclusive zoning policies.

3. Previous Mixed-Use Project Challenges:

- o A mixed-use project was proposed for Adams Avenue, adjacent to the Weber County Library. However, due to complications with the library board, this project was ultimately canceled. This setback highlights the challenges and complexities of coordinating mixed-use developments, particularly when multiple stakeholders are involved.

Future Steps:

1. Engagement with Property Owners:

- o Proactive engagement with property owners of the identified sites will be essential. The city will notify these owners about the potential for mixed-use development and encourage them to consider such projects when submitting applications.

2. Streamlining Application Processes:

- o To facilitate successful implementation, the commission will work on streamlining the application process for mixed-use developments. This might include providing clear guidelines and ensuring efficient review procedures.

3. Collaboration with Stakeholders:



- o Building stronger collaborations with stakeholders, including community organizations, and potential developers, will be crucial. Learning from the challenges faced in the Adams Avenue project, the commission aims to foster better communication and cooperation to prevent future project cancellations.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

In an effort to explore potential options for mixed-use development in commercial zones, the Planning Commission met on June 27th to discuss the affordable housing plan and strategies for successful implementation. During the meeting, we evaluated the possibility of allowing mixed-use development on the four available properties within the city. It was decided that we will support mixed-use proposals and notify property owners that a mixed-use approach will be considered at the time of application.

Given that there are only two to four properties suitable for mixed-use development, the overall impact will be limited. Last year, a mixed-use project was planned for construction on Adams Avenue, next to the Weber County Library. However, due to complications with the library board, the project was canceled.

Key Discussions and Decisions:

1. Mixed-Use Development Potential:

- o The commission explored the possibility of allowing mixed-use development on the possibly four available properties within the city. Mixed-use development typically involves combining residential and commercial spaces within a single property.

- o It was agreed that a mixed-use approach would be welcomed. Property owners of these identified sites will be informed that their applications for mixed-use development will be given serious consideration.

2. Impact and Limitations:

- o As a result of the status of buildout: the city currently has only two to four properties suitable for mixed-use development. This limited availability restricts the overall impact on the housing market. Nonetheless, the commission is optimistic that these projects can serve as a catalyst for future developments and set a precedent for more inclusive zoning policies.

3. Previous Mixed-Use Project Challenges:



o A mixed-use project was proposed for Adams Avenue, adjacent to the Weber County Library. However, due to complications with the library board, this project was ultimately canceled. This setback highlights the challenges and complexities of coordinating mixed-use developments, particularly when multiple stakeholders are involved.

Future Steps:

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o Proactive engagement with property owners of the identified sites will be essential. The city will notify these owners about the potential for mixed-use development and encourage them to consider such projects when submitting applications.

2. Streamlining Application Processes:

o To facilitate successful implementation, the commission will work on streamlining the application process for mixed-use developments. This might include providing clear guidelines and ensuring efficient review procedures.

3. Collaboration with Stakeholders:

o Building stronger collaborations with stakeholders, including community organizations, and potential developers, will be crucial. Learning from the challenges faced in the Adams Avenue project, the commission aims to foster better communication and cooperation to prevent future project cancellations.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The most significant barrier to entry is the built-out nature of the city and the limited available land for such projects.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No Change in market structure.

8. Links to supporting documentation (Optional)

N/A

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Weber County

Who is filling out this report?

Felix Lleverino

Planner II

fleverino@webercountyutah.gov

801-399-8767

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://www3.co.weber.ut.us/gis/maps/gizmo2/index.html>

When did the last zoning map or text amendment occur?

June 6th, 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through



the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

7095

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

1853



From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

7095

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The constraints encountered are due to the lack of water and sewer infrastructure and the monetary expense of expanding water and sewer district facilities. A major hurdle for development of these parcels is public concerns related to the public perception of a shortage of water and the population growth that would result with expansion of the water and sewer providers.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The data collected for the total vacant, entitled lots was gathered

by the Weber County GIS Department accessing data from the County Assessor, Surveying. The Planning Division collected this data from entitled development agreements and then used development standards from the county zoning code to determine the lot counts.

A notable development moving forward would commit to 275 attainable housing units. This Nilson development called JDC Ranch would take place within an unincorporated island near Plain City. As of now, the JDC rezone has a positive recommendation from the Western Weber Planning Commission.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?



(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

9

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

9

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

3

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing needs data, Planning technical assistance, Model ordinances, Case studies for strategies, Staff resources, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

We very much appreciate the flexibility of the DWS to consider the unique



circumstances of Weber County. We would like to have more flexibility to implement unique moderate-income housing actions without requiring a change to the moderate-income housing plan.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy A timelines and benchmarks:

Encourage low to moderate-income housing near cities towns and village areas. During the 2024 reporting period, the planning office continued to measure and account for the effectiveness of these plans to increase affordable housing across the county.



3. What page in the submitted plan can this be found?

4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Eden Crossing Development in the Ogden Valley was approved for form-based village zoning. This allows for moderate-income housing provisions previously not allowed in the County, including higher density multi-family dwelling units, less restrictive lot, setback, and yard requirements, and other specific regulations for moderate-income housing. The county planning team is currently working on a project called the Cowboy Partners development that will include moderate-income housing which would qualify them for additional bonus densities for affordable housing units. The inclusion of moderate-income housing standards is being implemented through various development agreements as properties are rezoned. For example, the development agreement for the Navy Meadows subdivision requires 10 percent of the multifamily or patio homes to be deed-restricted for moderate-income housing.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Longhorn Estates, Navy Meadows, Windmill, Anselmi Acres, Seth Herway, Eden Crossing, Clifton, Smart Fields, Black Pine, Wolf Creek, Brad Brown

The project names above were rezoned for density increases.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

We have encountered some reluctance from the public, the planning staff, the planning commission and the County Commission in rezoning cluster subdivisions where the areas that were intended to remain open space are now becoming residential dwelling unit expansion areas. The planning division is looking to the developer to provide incentives such as moderate income housing or additional public park funds to garner support for a rezone.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Many developers recognize the great opportunity available with the recent form-based village zone code and the recently adopted Western Weber General Plan. We are seeing a market response from developers such as Nilson Land Development who are currently working on amending their development agreement to include 275 attainable housing units that would come complete with finished landscaping. These attainable homes would be interwoven throughout the market rate homes within the development.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy F timelines and benchmarks:

Encourage low to moderate-income housing near cities towns and village areas. During the 2024 reporting period, the planning office continued to measure and account for the effectiveness of these plans to increase affordable housing across the county.

3. What page in the submitted plan can this be found?

4, 5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

There are several developments in weber county that were approved for zoning map amendments that are in close proximity to planned commercial centers or adjacent to planned commercial centers. The Eden Crossing development is located between the Old Town and New Town Eden Commercial nodes. A similar situation is present with the Cowboy Partners development. As of this reporting period the Eden Crossing development is approved for a zoning map amendment. The Eden Crossing development will serve as a bridge to provide housing to these future commercial centers. Within this report period the county has adopted a zoning map amendment of the Black Pine manufacturing/tech facility that is designed to invite tech and manufacturing companies to Western Weber. In-turn, this will invite a skilled workforce that will be interested in relocating to the western weber area.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

In the 2024 reporting period, Navy Meadows, Eden Crossing, Black Pine, and Wolf Creek, were rezoned for higher densities within or near mixed-use zones, commercial zones, or employment centers.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The county planning division has encountered barriers related to infrastructure. Properties that have recently undergone a rezone for mixed use, commercial centers, and employment centers remain undeveloped at this time. This results in a barrier to constructing neighboring moderate-income residential developments as developers remain in a holding period with the anticipation that infrastructure will be readily accessible following the development of these commercial centers.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Many developers realize the opportunity for growth and are responding by providing a mix of medium-large lot single-family residential units and mixed residential development within areas reflected in the Western Weber General Plan. The West Weber Planning Commission and County Commission are supportive of rezones to higher densities when done in a manner that follows the smart growth principles of the general plan. As noted above, there is great potential for units to be constructed in these areas.



With the creation of manufacturing/tech space in Western Weber and the resort properties in the Ogden Valley, Weber County has the potential to become a well-rounded employer in Utah offering many professional options. It is anticipated that over the planning period, additional development will take place around a group of commercial uses in support of the manufacturing/tech area and the ski resort areas forming an even larger stock of housing options.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy G timelines and benchmarks:



Encourage low to moderate-income housing near cities towns and village areas. During the 2024 reporting period, the planning office continued to measure and account for the effectiveness of these plans to increase affordable housing across the county.

3. What page in the submitted plan can this be found?

4, 5

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

- o This year we have received 23 rezone applications for higher densities, 10 of which are approved. The county sees this as a great opportunity to include with these rezones special conditions that would facilitate the progression of moderate-income residential housing units near commercial or mixed-use zones. The Navy Meadows development is planned directly adjacent to the West Haven City boundary that happens to be already zoned for commercial/mixed use with many of the newly built structures operating as such. Navy Meadows will have a variety of housing options including single-family, patio homes and townhomes. Rezone proposals submitted to the county are carefully vetted to ensure conformity with the general plan. The Navy Meadows development underwent several iterations before settling on a concept plan that directly conforms to our recently adopted R1-15 zone code that is optimized for medium to large lot residential with a density of generally 15,000 square feet. This development is well positioned to 3300 South Street which is eventually planned to be re-aligned and ultimately converged with Midland Drive, a major transportation corridor. The County will continue to work with UDOT, the developers, and internal road plans to develop appropriate transportation options centered on transit centers and hubs.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

During the 2024 reporting period, the following projects/areas that are within or adjacent to transit investment corridors were rezoned for higher density:

Navy Meadows, Eden Crossing, Smart Fields, Anselmi Acres



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The county does have several successful examples of properties that have recently been rezoned, however, there are some challenges we are facing with the yet-to-be-determined Legacy Highway alignment. Strict adherence to the Western Weber General Plan guides the planning division to support the rezoning of properties at several locations along 1200 South, 1150 South, and 900 South Street. We are currently processing a rezone application called West Creek that would be well positioned as a TOD if the 6000 West location is chosen.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Many developers realize the opportunity for growth near major transit investment corridors and are responding by providing a mix of medium-large lot single-family residential units and mixed residential development within areas reflected in the Western Weber General Plan. The increased number of rezoning applications in Western Weber is a direct result of the recent adoption of the Western Weber General Plan.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

S

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy S timelines and benchmarks:

The County has already begun a conversation around ordinance changes that will support TDR's. In 2024 and beyond, reporting will include specific information regarding how many units were developed in higher-density areas as a result of the TDR's and further actions taken by the County.

3. What page in the submitted plan can this be found?

8, 9

4. Describe each action taken between August 1, 2023 and July 31, 2024 to



implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

On May 16, 2023, the Weber County Commission adopted a new ordinance related to form-based codes in the County. This allows for moderate income housing provisions that previously were not allowed in the County, including higher density multi-family dwelling units, less restrictive lot, setback, and yard requirements, and other specific regulations for moderate income housing. The ordinance allows for and requires the transfer of development rights into the higher-density areas of the form-based zone areas (receiving areas) from areas that are to remain open space (sending areas). These rights preserve and protect the rights of developers and property owners while allowing for open spaces and higher densities. Moderate income housing units are not required to transfer development rights. However, it is anticipated that moderate income housing units will be constructed in connection with these higher-density units, accomplishing the goals and desires anticipated by the form-based code. The County will also continue to monitor and report on these activities as they progress.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

During the 2024 reporting period, the following projects/areas were rezoned to form-based code:

Eden Crossing

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The Eden Crossing is considered a "receiving area" for development rights transferred in from "sending areas." As noted, there have been no development



rights that have been transferred to date. However, the processes and legislative structures for this kind of transfer and development have been established, pending appropriate market conditions.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Many developers realize the opportunities that TDRs can make available to them, particularly within the form-based village zone of the Ogden Valley. The planning staff has seen innovative well-designed master planned town centers at the base of the Nordic Village and within Eden Crossing as a result of the TDR program.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

V

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting



period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy V timelines and benchmarks:

In 2024, the properties affected by these zone changes and new laws will be measured and accounted for.

3. What page in the submitted plan can this be found?

9

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The Eden Crossing form-based development is guided by the street regulating plan that is used to determine the building types for the associated street frontage. The main street through the development would be mixed-use with complete street design for all modes of transportation including two public plazas for public gathering and shopping. In conformity with the street regulating plan of the Form-Based Zone, Eden Crossing will be developed in a manner that is conducive to mixed-use commercial and multi-family residential walkable village.

The form-based code and street regulating plans governing these areas reduce the requirements for setbacks, lot sizes, and other requirements typically associated with single-family dwellings. While the developers have yet to submit subdivision plans for these projects, we can anticipate that there will be a decreased burden on many of these units so that the housing is more affordable and accessible. The higher density in these areas is conducive to walkable neighborhoods, where goods and services are available within an easy and convenient distance to a majority of the newly-created units.

The Navy Meadows development benefits from the Connectivity-Incentivized regulation that serves as an incentive tool used to maximize the gross acreage of the land being developed. This tool also gives the option for lots to be



reduced in size, resulting in a 6,000-square-foot lot if the concept plan adheres to the county-recommended street and pathway design. To further exemplify the reduction in regulations for the Navy Meadows development, the County Commissioners have, through a development agreement, permitted 5,000 square foot patio home lots and 47 town home units after the developer has agreed to build ten acres of parks and a pathway network interlinking public parks, schools, and commercial areas.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

During the 2024 reporting period, the following projects/areas located in walkable communities residential or mixed-use zones received the benefit of reduced regulations:

Eden Crossing, Navy Meadows

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The county planning division is continually searching for ways to provide useful land development tools to developers that would ease the development process and shorten processing times. Aside from the resistance we face from the public and the approval

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the



county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

A market response from developers is seen in their concept development plans that include a wider range of housing types suited for people in various stages of adulthood and zoning map amendments with development agreements that provide a strong and lasting benefit to the surrounding community.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
Planning Project list - Entitlement Accounting.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



West Bountiful city

Who is filling out this report?

Duane Huffman

City Administrator

dhuffman@wbcity.org

801-292-4486

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

https://westbountiful.municipalcodeonline.com/book?type=ordinances#name=Official_Zoning_Map



When did the last zoning map or text amendment occur?

May 7, 2024 (annexation with zoning designation)

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

26

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two



questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

304

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

26

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Proximity to or ownership by oil refinery; wetland designations.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

For the potential number of buildable lots on vacant, residentially-zone land, the city used the following assumptions:

A-1 Zone: 30 parcels totaling 240 acres, 0.8 buildable lot ratio at 1 lot per acre = 200 lots

R-1-22 Zone: 4 parcels totaling 13 acres, 0.8 buildable lot ratio at 2 lots per acre = 20 lots

R-1-10 Zone: 10 parcels totaling 26 acres, 0.8 buildable lot ratio at 4 lots per acre = 84 lots

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your



ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

23*(as the city does not requires any licensing for ADUs and has no way of tracking what residences sublet as an ADU, the actual amount is higher.)

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

NA

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

NA

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data,Planning technical assistance,Model ordinances.,Staff resources,Reporting technical assistance,Guidebooks for planning and reporting



Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Model ordinances.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

V

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Steps and Implementation timeline (2023-2025)

1. Coordinate with Woods Cross during the first six months of 2023. Consider a formal agreement.
2. After a coordination strategy is created, seek funding for such a plan within Wasatch Front Regional Council's resources during the last 6 months of 2023.
3. Create the plan during 2024.



4. Hold hearings and move the plan through to adoption toward the end of 2024 and likely complete that process during 2025.

3. What page in the submitted plan can this be found?

https://westbountiful.municipalcodeonline.com/book?type=plan#name=6.4_Tools_And_Implementation_Strategies

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The city was successful in applying for and receiving a grant from Wasatch Front Regional Council for \$30,000. The city and WFRC jointly determined that a feasibility study was warranted due to the heavy industrial presence in the area.

In October of 2023, WFRC contracted with Citi Design (Jake Young) for the feasibility study. From October 2023 through July of 2024 the city assisted with the study by meeting with consultants onsite; helping to research state code regarding refineries and land use; acting as a liaison with the local oil refinery; attending meetings with transportation partners (UDOT and UTA); and reviewing drafts of the study.

The final feasibility study was presented to the city council on July 16, 2024.

The feasibility study was very clear that a full station area plan was not practicable.

The city council adopted a resolution making an impracticability determination on July 16, 2024.

The resolution and feasibility study will go before the WFRC Regional Growth Committee on August 15 for a recommendation to the Wasatch Front Regional Council, and that council will vote whether to certify it on August 22nd.

Now that the WFRC feasibility study clearly showed that the station area plan is not practicable, the city has completed the statutory requirements for a station area plan. The city is disappointed that this area will not support opportunities for additional moderate income housing. In FY 2025 (this next reporting year), the city will go through the general plan amendment process of selecting a new moderate income housing strategy.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

The city council adopted a resolution making an impracticability determination on July 16, 2024. (see link in Question 8)

The resolution and feasibility study will go before the WFRC Regional Growth Committee on August 15 for a recommendation to the Wasatch Front Regional Council, and that council will vote whether to certify it on August 22nd.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

As described in the feasibility study, the presence of a large industrial oil refinery, and its ownership of a significant amount of property within the station area, was a major barrier to creating a station area plan to support additional opportunities for moderate income housing. The city did everything it could to work towards this goal, and met the statutory requirements.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The HF Sinclair refinery is now aware of the concept of a station area plan. Though they expressed that they did not believe one was warranted, they may at some future point change direction.

8. Links to supporting documentation (Optional)

<https://cdn.townweb.com/wbcityut.gov/wp-content/uploads/2024/07/Res.-559-24-Station-Area-Plan-1.pdf>



Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Steps and Implementation Timeline (2023)

1. Review and update current parking regulations.
2. Create new draft.
3. Present draft to staff for comments.
4. Present updated draft to planning commission for comments. Schedule joint work session with city council if necessary.
5. Set a public hearing with the Planning Commission.
6. Present to City Council for adoption in 2023.



3. What page in the submitted plan can this be found?

https://westbountiful.municipalcodeonline.com/book?type=plan#name=6.4_Tools_And_Implementation_Strategies

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In 2023, the city engaged planning consultants to assist in drafting an ordinance to eliminate or reduce parking requirements where a resident is less likely to rely on the resident's own vehicle, such as a residential development near major transit investment corridors or senior living facilities. On June 20th, 2023, the city council adopted Ordinance 472-23, which allows for residential development within 1/2 mile of enhanced transit to request up to a 10% reduction in required parking spaces.

The initial change in city code did not result in any new applications for residential developments that would utilize the reduced parking requirements, so the city continued to review the code and make more adjustments.

The city once again commissioned planning consultants to help draft code changes that would further reduce parking requirements where a resident is less likely to rely on the resident's own vehicle, such as a residential development near major transit investment corridors or senior living facilities. The planning commission held several meetings to review drafts and held a public hearing.

The city council adopted a new ordinance on June 16, 2024. The code amendment reduced parking requirements for studio apartments, one-bedroom units, two-bedroom units within the city's Housing in Certain Commercial Areas overlay. It also allowed for additional parking reductions if the housing is located within 1/2 mile of enhanced transit services, and allowed for on-street parking to further reduce parking requirements.

The city now plans to go through the amendment process for the general plan to select a new moderate income housing strategy.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The city council adopted a new ordinance on June 16, 2024. The code amendment reduced parking requirements for studio apartments, one-bedroom



units, two-bedroom units within the city's Housing in Certain Commercial Areas overlay. It also allowed for additional parking reductions if the housing is located within 1/2 mile of enhanced transit services, and allowed for on-street parking to further reduce parking requirements.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The most significant barrier has been a lack of property-owner interest in new housing in areas where parking reductions have been instituted.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The city is not aware of any changes or market responses to date.

8. Links to supporting documentation (Optional)

<https://cdn.townweb.com/wbcityut.gov/wp-content/uploads/2024/06/491-24-Amending-Title-17.52-Related-to-Off-Street-Parking.pdf>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Steps and Implementation Timeline (2023)

- 1. The city council will discuss the pros and cons of reducing/waiving such fees during 2023.
- 2. If a decision is made to reduce or eliminate certain fees, the city council will adopt a revised fee schedule in 2023.

3. What page in the submitted plan can this be found?

https://westbountiful.municipalcodeonline.com/book?type=plan#name=6.4_Tools_And_Implementation_Strategies

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

In 2023, the city engaged with planning consultants and legal counsel to draft necessary code changes that would allow for the the city to reduce, waive, or eliminate impact fees related to moderate income housing, and this resulted in an the adoption of an ordinance eliminating Park impact fees for any development attributable to moderate income housing.

As stated in last year's report, the city continued to review additional options for reducing, waiving, or eliminating impact fees related to moderate income housing.

The city again worked with outside legal counsel to craft an ordinance to eliminate Roadway impact fees related to moderate income housing.

The city council held a public hearing on June 18, 2024 and adopted a code amendment on the same date that accomplished this strategy.

The city now plans to go through the general plan amendment process to adopt a new strategy for moderate income housing.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The city council held a public hearing on June 18, 2024 and adopted a code amendment to eliminate Roadway impact fees related to moderate income housing.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

To date, no development has requested or shown interest in waiving park or roadway impact fees for moderate income housing projects.

8. Links to supporting documentation (Optional)

<https://cdn.townweb.com/wbcityut.gov/wp-content/uploads/2024/06/489-24-Impact-Fees.pdf>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



West Haven city

Who is filling out this report?

Alika Murphy

City Planner I

aliam@westhavencity.com

801-731-4519

Initial Report Section

Provide the following information for your moderate income housing element

Link to adoption resolution or ordinance:

https://www.westhavencity.com/departments/planning_department/index.php

Link to general plan, moderate income housing element:

https://www.westhavencity.com/departments/planning_department/index.php

Link to website where general plan is posted:

https://www.westhavencity.com/departments/planning_department/index.php

Strategy 1

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

I

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the



implementation plan each year.

Our mixed-use ordinance was set to be updated by the end of October 2024

What page in the submitted plan can this be found?

62-63

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

L

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc. This is what HCD will use to review progress made and compliance with the implementation plan each year.

The completion timeline was to have an ordinance be before City Council by the end of October 2024.

What page in the submitted plan can this be found?

62-63

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No".



Please make sure you have entered all information up to this point.)

Yes

Strategy 3

Select a moderate-income housing strategy from UCA that the county or municipality has included in its moderate-income housing element

R

List each benchmark and associated timeline(s) that has been planned for over the next 5-years to implement the strategy.

A benchmark is the key task or tasks to complete to move this strategy forward. Benchmarks should be specific and measurable. Timelines should be timebound- for example, annually, quarterly, biennially; Q1, Q2, Q3, Q4; 2025, 2026, 2027; listing dates; etc.

This is what HCD will use to review progress made and compliance with the implementation plan each year.

The completion timeline was to have an ordinance be before City Council by the end of October 2024.

What page in the submitted plan can this be found?

62-63

Would you like to submit an additional strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.



Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

https://www.westhavencity.com/departments/planning_department/index.php

When did the last zoning map or text amendment occur?

The latest rezone was approved on May 1, 2024, but this rezone was not in relation to a MIH strategy.

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.



Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

702

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

We do not have an overlay zone that would add residential units.

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

1338 units. This number is based on parcels that have not been approved for any development but have the potential to develop. The number is also based on the current zone.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

All 702 have provided will serve letters to staff's current knowledge.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Some barriers include not recording the plat, addressing drainage issues, and working with the canal companies.



Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

There are developments that are expected to come in within the next couple years once they receive final approval on their next phases or amend their MDA to reflect suitable setbacks.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

11

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

7

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

We do not require a business license or permit to rent out an ADU

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

We have started to require land use permits. We have had 3 land use permit



applications so far.

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Planning technical assistance, Model ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

It would help to share examples of moderate income housing strategies that can work in different types of cities (rural setting vs. busier city) and to have data on how the housing that has been provided so far has made a difference. Specific feedback for each city would be ideal because not all cities are the same. Also, it would be great to organize conversations with developers to understand their way of thinking and how to work together to provide better housing options and work through some misinformation.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

1



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
 - i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
 - ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The completion timeline states that the deadline is the end of October 2024, but the ordinance was adopted earlier this year.

3. What page in the submitted plan can this be found?

62-63 (Resolution 13-2024)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The city adopted an updated mixed-use ordinance to allow single room occupancy units earlier this year.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The previous implementation plan resolution had this goal already as one to report on. The original goal was to allow studio apartments within a mixed-use development. Staff did some research on the difference and decided to put in a section that has specific requirements for single-room occupancy units and anything extra would have to be part of a master development agreement.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier,



and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Staff had to take some time to do research which is a bit difficult when there is only one person for a growing city. Staff was able to present the possible strategies to report on and was able to add in a section for single-room occupancy. There was hardly any pushback for this strategy.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since it was just adopted earlier this year, there have been no observed changes yet or usage of the updated ordinance.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

16-24.pdf

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

L



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
 - i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
 - ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The completion timeline states that the deadline is the end of October 2024, but the ordinance was adopted earlier this year.

3. What page in the submitted plan can this be found?

62-63 (Resolution 13-2024)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

An ordinance was adopted to allow an exemption for moderate income housing.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The ordinance allows the City Manager or a designee to grant an exemption for Transportation, Regional Parks and Recreations and Storm Water Impact Fees. If the original qualifying owner sells the home before the consecutive five year requirement is fulfilled, then the impact fees will have to be paid. For rental units there shall be a minimum of ten years deed restriction.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe



the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Staff worked together to come up with an ordinance that would help fulfill this strategy. This strategy was one that had to be updated from a previous resolution to update the deadline.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since this ordinance is newly adopted this year, there has not been any effect so far.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
12-24.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

R



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The completion timeline states that the deadline is the end of October 2024, but the ordinance was adopted earlier this year.

3. What page in the submitted plan can this be found?

62-63 (Resolution 13-2024)

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

An ordinance was adopted to allow an impact fee exemption for accessory dwelling units.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The ordinance allows the City Manager or a designee to grant an exemption for Transportation, Regional Parks and Recreations and Storm Water Impact Fees for accessory dwelling units which is defined as a habitable living unit added to, created within, or detached from a primary single-family dwelling and contained on one lot.

6. What barriers were encountered by the county or municipality between



August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

This strategy is a new one that was added to the implementation plan after staff presented the next possible strategies to try to implement. Staff worked together to put together an effective ordinance that would fulfill the strategy. There were no barriers from City Council.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

This is a new ordinance gives residents that have been planning to possibly add an ADU to their lots a little less to worry about and are more inclined to move forward with it.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
11-24.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to



HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



West Jordan city

Who is filling out this report?

Larry Gardner

City Planner

larry.gardner@westjordan.utah.gov

801-569-5067

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

When did the last zoning map or text amendment occur?

April 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose



of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

8624

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

510

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

8114

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows



that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

8624

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Water infrastructure is currently being developed. Could be a lag time of 5-8 years for approximately 1500 units

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

West Jordan City has two large developments tat make up 5940 of the 8624 Units. Terraine West Bench and Jones Ranch. Terraine is fully serviceable and Jones Ranch is only partially serviceable as of 2024. Both projects are on a 20+ year build out.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?

(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

85



Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

20

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

20

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing needs data,Reporting technical assistance,Guidebooks for planning and reporting,Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

N/A

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.



Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy 10-9a-403(2)(b)(iii) (A) Rezone for densities necessary to facilitate the production of moderate income housing. Strategy type ongoing.

- 1. Implementation Plan for Strategy 10-9a-403(2)(b)(iii) (A)
- 2. Timeline: Rezone all qualifying properties to the Interchange Overlay Zone (IOZ) by December 31, 2025.
 - a. Measure: Identify the areas that qualify for the IOZ.
 - b. Measure: Complete existing conditions analysis of the areas.
 - i. Benchmark: Complete Measure a and b by May 31, 2023.
 - c. Measure: Identify utility constraints of each area and plot timeframe of utility development.
 - d. Measure: Identify transportation constraints of each area and plot timeframe of transportation development.
 - e. Measure: Conduct analysis of potential residential density in each IOZ area, including recommended percentage of moderate income housing.
 - i. Benchmark: Complete measures c through e by December 31, 2023.

Two areas have been identified that qualify to be rezoned to the interchange overlay zone.



- Area 1 is located at 6170 West 7800 South and is 86.14 acres in area. The area is on the Interchange Overlay zone map of 13-6K-2 of West Jordan City Code. While the area is 86 acres, approximately 50 acres will be used for a future institutional use leaving 36 acres for housing development. The housing density is conceptually planned at 10+ units per acre.

§ The existing conditions of the property are fallow farmland that is currently zoned agricultural.

§ There are no utility constraints.

§ The transportation constraints will be mitigated by the widening of 7800 South, a main arterial, and 6400 West, the collector street adjacent to the property.

§ The conceptual residential density is 10+ units per acre. The project will be developed under a master development agreement with the city council of West Jordan. The recommendation will be that between 5% and 10% of the total units be in the moderate income range.

- Area 2 is located at 8652 south 5600 West and is 20 acres in area. The area is on the Interchange Overlay zone map of 13-6K-2 of West Jordan City Code. The entire 20 acres will be used for housing with a density of 40+ units per acre.

§ The existing conditions of the property are fallow farmland that is currently zoned High density residential and community commercial.

§ There are no utility constraints.

§ There are no transportation constraints.

§ The proposed residential density is 44 units per acre. The project will be developed under a master development agreement with the city council of West Jordan. The recommendation will be that between 5% and 10% of the total units be in the moderate income range.

f. Meet with property owners to determine feasibility.

i. Benchmark: Complete measure f by March 31, 2024.

The city has met with a representative of the property owner of 6170 west 7800 South, West Jordan Health Services, LLC, and they have presented a conceptual site plan to the city for the entire 86 acres. The property owners are interested in rezoning the property to IOZ and developing a portion of the property(30+acres) as housing; however, they are not ready to proceed at this point in time.



The city has had multiple meetings, both administratively and public, with the property owners of 8652 South 5600 West, Peterson Development. The property owner is under contract to purchase approximately 3 acres for the redevelopment agency of West Jordan City and will be using 4 acres owned by West Jordan City for open space. The property owner has filed an application with the city, and it is expected that the rezone to IOZ should be approved in late 2024 with site plan approval in early 2025 for a 592 unit apartment complex at a density of 44 units per acre.

g. Measure: Update Future Land Use Map in each IOZ area to reflect future rezone to IOZ.

i. Benchmark: Complete measure g by July 31, 2024.

6170 west 7800 South and 8652 South 5600 West can both be rezoned to IOZ based on the future land use map and the Interchange Overlay zone map of 13-6K-2 of West Jordan City Code.

3. What page in the submitted plan can this be found?

https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_genplan/0-0-0-795

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

c. Measure: Identify utility constraints of each area and plot timeframe of utility development.

d. Measure: Identify transportation constraints of each area and plot timeframe of transportation development.

e. Measure: Conduct analysis of potential residential density in each IOZ area, including recommended percentage of moderate income housing.

i. Benchmark: Complete measures c through e by December 31, 2023.

Two areas have been identified that qualify to be rezoned to the interchange overlay zone.

- Area 1 is located at 6170 West 7800 South and is 86.14 acres in area. The area is on the Interchange Overlay zone map of 13-6K-2 of West Jordan City



Code. While the area is 86 acres, approximately 50 acres will be used for a future institutional use leaving 36 acres for housing development. The housing density is conceptually planned at 10+ units per acre.

§ The existing conditions of the property are fallow farmland that is currently zoned agricultural.

§ There are no utility constraints.

§ The transportation constraints will be mitigated by the widening of 7800 South, a main arterial, and 6400 West, the collector street adjacent to the property.

§ The conceptual residential density is 10+ units per acre. The project will be developed under a master development agreement with the city council of West Jordan. The recommendation will be that between 5% and 10% of the total units be in the moderate income range.

- Area 2 is located at 8652 south 5600 West and is 20 acres in area. The area is on the Interchange Overlay zone map of 13-6K-2 of West Jordan City Code. The entire 20 acres will be used for housing with a density of 40+ units per acre.

§ The existing conditions of the property are fallow farmland that is currently zoned High density residential and community commercial.

§ There are no utility constraints.

§ There are no transportation constraints.

§ The proposed residential density is 44 units per acre. The project will be developed under a master development agreement with the city council of West Jordan. The recommendation will be that between 5% and 10% of the total units be in the moderate income range.

f. Meet with property owners to determine feasibility.

i. Benchmark: Complete measure f by March 31, 2024.

The city has met with a representative of the property owner of 6170 west 7800 South, West Jordan Health Services, LLC, and they have presented a conceptual site plan to the city for the entire 86 acres. The property owners are interested in rezoning the property to IOZ and developing a portion of the property(30+acres) as housing; however, they are not ready to proceed at this point in time.

The city has had multiple meetings, both administratively and public, with the property owners of 8652 South 5600 West, Peterson Development. The



property owner is under contract to purchase approximately 3 acres for the redevelopment agency of West Jordan City and will be using 4 acres owned by West Jordan City for open space. The property owner has filed an application with the city, and it is expected that the rezone to IOZ should be approved in late 2024 with site plan approval in early 2025 for a 592 unit apartment complex at a density of 44 units per acre.

g. Measure: Update Future Land Use Map in each IOZ area to reflect future rezone to IOZ.

i. Benchmark: Complete measure g by July 31, 2024.

6170 west 7800 South and 8652 South 5600 West can both be rezoned to IOZ based on the future land use map and the Interchange Overlay zone map of 13-6K-2 of West Jordan City Code.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None at this point. Expected late 2024.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Market conditions have been the most prevalent barrier to development approval. High interest rates for funding projects as well as increase material costs have caused developers to move much slower than when developing in more favorable conditions. Property costs are not an issue because increased densities off set that sunk cost.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None at this point.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Plan for Strategy 10-9a-403(2)(b)(iii) (B)

1. Timeline: Demonstrate nexus by July 31, 2024.



a. Measure: Identify potential infrastructure improvements that will contribute to the rehabilitation or expansion of MIH.

As a local municipality, the City of West Jordan is responsible for constructing and maintaining infrastructure for water (culinary and secondary), sewer, storm water and roads. This infrastructure forms a city-wide network that services all forms of residential housing, including moderate-income housing. Due to the regionally interconnected and interdependent nature of these systems and the myriad of land uses that they service, it is difficult to associate a particular part of the system with a specific type of land use such as moderate income housing. However, the City has identified specific infrastructure projects within the boundaries of the Jones Ranch planned community and the Southwest Quadrant that will service both moderate income housing and other land uses. These projects involve water, sewer, storm water, and road infrastructure improvements.

b. Measure: Identify areas where infrastructure improvements will result in preservation of and/or the creation of MIH.

How decision supports implementation of MIH.

Despite the inherent difficulty in identifying specific infrastructure improvements that will affect moderate income housing specifically, the City of West Jordan has identified 2 large areas that will have the greatest potential for moderate income housing. These areas include Jones Ranch, a planned community on the west end of the city comprising 592 acres, and the Southwest Quadrant, which is a 959-acre area designated for a mix of industrial, commercial and residential land uses. Both of these areas are required to have a percentage between 5% and 10% moderate income housing. This is agreed to and enforced by development agreements. Both of these areas are on the west end of the city where water infrastructure is currently lacking, but actively being developed.

West Jordan City water Pressure Zones 5, 6 and 7 cover both of these areas and are poised to be improved with 5 water tanks, 4 booster stations, and several miles worth of transmission line, as designated by the 2022 West Jordan City Water Master Plan. These are City-initiated capital improvement projects and do not include planned transmission lines within Jones Ranch that will be constructed by the developer. Many of the main lines in the Southwest Quadrant are planned transmission lines also and will be installed by future developers.

All of the City-initiated sewer capital improvement projects are located outside of the Jones Ranch and Southwest Quadrant areas per the 2019 Sewer Master Plan. While new network of 10" and 12" main lines are planned in these areas, these lines will be constructed by future developers as these areas develop.

The 2023 Stormwater Master Plan has planned for 2 regional detention basins within Jones Ranch, along with a main line along 9000 South and a few culverts



along Barney's Creek. The Southwest Quadrant is planned to have a new main line sections along State Highway U-111, 9400 South and 6800 West. A few culverts are also planned for Barney's Wash.

Some of the planned roads within Jones Ranch are already under construction, namely the extensions of 8600 South and 9000 South out to State Highway U-111. 9000 South will eventually extend beyond U-111 to the city's western boundary, and 7200 South will be extended south to the future 9000 South extension. Other improvements in Jones Ranch include 2 signal intersections on 9000 South, 2 signal intersections on U-111, and 3 new roundabouts.

Within the Southwest Quadrant, 2 new signal intersections will be built on New Bingham Highway and new collector roads at 8000 West and 9400 South. State Highway U-111 is also planned to be widened to 5 lanes, from the north border of the city to New Bingham Highway.

c. Measure: Determine cost of infrastructure improvements.

The city-initiated stormwater and road improvements within Jones Ranch will total \$57,622,000. All sewer improvements within Jones Ranch will be installed by the developer, so there is no City funding for such improvements.

The water improvements will affect both Jones Ranch, the Southwest Quadrant and, by extension, the entire city as a whole, and total \$75,991,000.

Some of the road improvements also benefit both regions, which total \$71,970,000. Again, these costs reflect city-initiated capital improvement projects and do not include planned infrastructure to be constructed within future developments.

i. Benchmark: Complete Measure a, b and c by July 31, 2023.

d. Measure: If feasible, identify potential preservation of or creation of MIH because of infrastructure investment.

Market response.

The previously discussed master planned water, sewer, storm water and road system improvements will be constructed within the boundaries of Jones Ranch and the Southwest Quadrant while the improvements will provide service not only to these developments but to the entire city-wide utility network the improvements will also result in the development of moderate income units. At present Jones Ranch is required, based on a development agreement, to construct between 5% and 10% moderate income housing throughout the development. The maximum units that can be constructed in Jones Ranch is 2940 units therefore the range is between 147 and 294 units of moderate income housing. Jones Ranch has commenced construction and 70 building permits have been issued with 4 units being in the moderate income range.



Neither Jones Ranch as a whole nor the moderate income housing would be constructed without investment in critical infrastructure. The Southwest Quadrant will follow the same Jones Ranch model as this development area becomes entitled. It is anticipated that for both areas discussed several hundred moderate income units will be constructed all because of investment in critical infrastructure.

e. Measure: Establish nexus between investment in infrastructure and creation of MIH.

The link between critical infrastructure investment and development of moderate income housing is undeniable. Yes, market rate housing will also be constructed but because of awareness on the need for moderate income housing, careful planning and decision making by the city council and the funding of infrastructure hundreds of units of housing in the moderate income range will also be constructed in Jones Ranch and the Southwest Quadrant.

i. Benchmark: If feasible establish nexus and potential rehabilitation of and/or the creation of MIH by July 31, 2024.

3. What page in the submitted plan can this be found?

https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_genplan/0-0-0-668

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

1. Timeline: Demonstrate nexus by July 31, 2024.

a. Measure: Identify potential infrastructure improvements that will contribute to the rehabilitation or expansion of MIH.

As a local municipality, the City of West Jordan is responsible for constructing and maintaining infrastructure for water (culinary and secondary), sewer, storm water and roads. This infrastructure forms a city-wide network that services all forms of residential housing, including moderate-income housing. Due to the regionally interconnected and interdependent nature of these systems and the myriad of land uses that they service, it is difficult to associate a particular part of the system with a specific type of land use such as moderate income



housing. However, the City has identified specific infrastructure projects within the boundaries of the Jones Ranch planned community and the Southwest Quadrant that will service both moderate income housing and other land uses. These projects involve water, sewer, storm water, and road infrastructure improvements.

b. Measure: Identify areas where infrastructure improvements will result in preservation of and/or the creation of MIH.

How decision supports implementation of MIH.

Despite the inherent difficulty in identifying specific infrastructure improvements that will affect moderate income housing specifically, the City of West Jordan has identified 2 large areas that will have the greatest potential for moderate income housing. These areas include Jones Ranch, a planned community on the west end of the city comprising 592 acres, and the Southwest Quadrant, which is a 959-acre area designated for a mix of industrial, commercial and residential land uses. Both of these areas are required to have a percentage between 5% and 10% moderate income housing. This is agreed to and enforced by development agreements. Both of these areas are on the west end of the city where water infrastructure is currently lacking, but actively being developed.

West Jordan City water Pressure Zones 5, 6 and 7 cover both of these areas and are poised to be improved with 5 water tanks, 4 booster stations, and several miles worth of transmission line, as designated by the 2022 West Jordan City Water Master Plan. These are City-initiated capital improvement projects and do not include planned transmission lines within Jones Ranch that will be constructed by the developer. Many of the main lines in the Southwest Quadrant are planned transmission lines also and will be installed by future developers.

All of the City-initiated sewer capital improvement projects are located outside of the Jones Ranch and Southwest Quadrant areas per the 2019 Sewer Master Plan. While new network of 10" and 12" main lines are planned in these areas, these lines will be constructed by future developers as these areas develop.

The 2023 Stormwater Master Plan has planned for 2 regional detention basins within Jones Ranch, along with a main line along 9000 South and a few culverts along Barney's Creek. The Southwest Quadrant is planned to have a new main line sections along State Highway U-111, 9400 South and 6800 West. A few culverts are also planned for Barney's Wash.

Some of the planned roads within Jones Ranch are already under construction, namely the extensions of 8600 South and 9000 South out to State Highway U-111. 9000 South will eventually extend beyond U-111 to the city's western boundary, and 7200 South will be extended south to the future 9000 South extension. Other improvements in Jones Ranch include 2 signal intersections on 9000 South, 2 signal intersections on U-111, and 3 new roundabouts.



Within the Southwest Quadrant, 2 new signal intersections will be built on New Bingham Highway and new collector roads at 8000 West and 9400 South. State Highway U-111 is also planned to be widened to 5 lanes, from the north border of the city to New Bingham Highway.

c. Measure: Determine cost of infrastructure improvements.

The city-initiated stormwater and road improvements within Jones Ranch will total \$57,622,000. All sewer improvements within Jones Ranch will be installed by the developer, so there is no City funding for such improvements.

The water improvements will affect both Jones Ranch, the Southwest Quadrant and, by extension, the entire city as a whole, and total \$75,991,000.

Some of the road improvements also benefit both regions, which total \$71,970,000. Again, these costs reflect city-initiated capital improvement projects and do not include planned infrastructure to be constructed within future developments.

i. Benchmark: Complete Measure a, b and c by July 31, 2023.

d. Measure: If feasible, identify potential preservation of or creation of MIH because of infrastructure investment.

Market response.

The previously discussed master planned water, sewer, storm water and road system improvements will be constructed within the boundaries of Jones Ranch and the Southwest Quadrant while the improvements will provide service not only to these developments but to the entire city-wide utility network the improvements will also result in the development of moderate income units. At present Jones Ranch is required, based on a development agreement, to construct between 5% and 10% moderate income housing throughout the development. The maximum units that can be constructed in Jones Ranch is 2940 units therefore the range is between 147 and 294 units of moderate income housing. Jones Ranch has commenced construction and 70 building permits have been issued with 4 units being in the moderate income range. Neither Jones Ranch as a whole nor the moderate income housing would be constructed without investment in critical infrastructure. The Southwest Quadrant will follow the same Jones Ranch model as this development area becomes entitled. It is anticipated that for both areas discussed several hundred moderate income units will be constructed all because of investment in critical infrastructure.

e. Measure: Establish nexus between investment in infrastructure and creation of MIH.

The link between critical infrastructure investment and development of



moderate income housing is undeniable. Yes, market rate housing will also be constructed but because of awareness on the need for moderate income housing, careful planning and decision making by the city council and the funding of infrastructure hundreds of units of housing in the moderate income range will also be constructed in Jones Ranch and the Southwest Quadrant.

i. Benchmark: If feasible establish nexus and potential rehabilitation of and/or the creation of MIH by July 31, 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

West Jordan funded, constructed and brought on line the zone 6 water tank which made it possible to construct housing units in Jones Ranch including moderate income units. West Jordan has also funded 9000 south extension, a \$10,000,000.00 decision, that will make it possible to construct more housing including the 5% to 10% minimum MIH units.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Construction costs, lack of impact fees, construction delays.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households



displaced during redevelopment, changes in rents, etc.

The addition of infrastructure in this area has resulted in 70 building permits issued, including 4 MIH units in Jones Ranch. Additional phases totaling more than 400 additional units in Joes Ranch are in the approval process.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy 10-9a-403(2)(b)(iii) (F) Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.
Strategy type ongoing.



Implementation Plan for Strategy 10-9a-403(2)(b)(iii) (F)

1. Timeline: Rezone all qualifying properties, approved by the city council, to the Residential Overlay District (ROD) by December 31, 2025.
 - a. Measure: Identify the areas that qualify for the ROD.
 - b. Measure: Complete existing conditions analysis of potential ROD areas.
 - i. Benchmark: Complete Measure a and b by March 31, 2023.
 - c. Measure: Identify utility constraints of each area and plot timeframe.
 - d. Measure: Identify transportation constraints of each area and plot timeframe.
 - e. Measure: Conduct analysis of potential residential density in each ROD area, including recommended percentage of moderate income housing.
 - i. Benchmark: Complete measures c through e by September 30, 2023.
 - f. Meet with property owners to determine feasibility.
 - i. Benchmark: Complete measure f by December 31, 2023.
 - g. Measure: Update Future Land Use Map in each ROD area to reflect future rezone to ROD.
 - i. Benchmark: Complete measure g by July 31, 2024.
 - h. Measure: Determine if master development agreement (MDA) is required prior to rezone to IOZ.
 - i. Measure: Identify components of MDA.
 - i. Benchmark: Complete measure h and i by December 31, 2024.
 - j. Measure: Start process to rezone areas to ROD.
 - k. Hold Planning Commission public hearing(s).
 - l. Hold City Council public hearing(s).
 - i. Benchmark: Complete measures j through l by July 31, 2025
 - m. Measure: Final revisions.
 - i. Benchmark adopt by December 31, 2025.

No work was completed on this strategy during reporting period.



3. What page in the submitted plan can this be found?

https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_genplan/0-0-0-668

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

No work was completed on this strategy during reporting period.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No work was completed on this strategy during reporting period.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No work was completed on this strategy during reporting period.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No work was completed on this strategy during reporting period.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy 10-9a-403(2)(b)(iii) (G) Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed- use zones near major transit investment corridors. Strategy type one time.

- 1. Implementation Plan for Strategy 10-9a-403(2)(b)(iii) (G)
- 2. Timeline: Modify City Center (CC) land use regulation by December 31, 2023



West Jordan City did not meet benchmark guidelines for this strategy because the city was waiting for the station area plan amendment for the City Center zone to be completed and adopted as a guiding document for implementation. West Jordan has a city center zone that was adopted in 2002 but no mention of moderate income housing is made in the current ordinance. The station area plan for Gardner Station and the West Jordan City Center was approved by Wasatch Front Regional Council and by UTA Local Advisory Council recommended approval on May 22, 2024, and the UTA Board of Trustees on June 12, 2024. The newly adopted station area plans will guide the amendments to the City Center zone.

a. Measure: Analyze City Center zone ordinance and determine percentage of and qualifications for new moderate income housing development.

The updated station area plan recommends using Housing and Transit Rehabilitation Zone (HTRZ) funds to incentivize moderate income housing. The minimum moderate income housing associated with an HTRZ is 10% of the housing. This value will be reflected in the amended City Center Zone Ordinance.

b. Measure: Determine how moderate income housing should be integrated into CC zones.

Moderate Income Housing will be integrated throughout the city center zone housing components and will not be segregated into one area or building. This will be reflected in the amended City Center Zone ordinance.

c. Measure: Identify how new moderate income housing will be subsidized.

The City Center is in an active Redevelopment area(RDA). Funds from the RDA could be a source of funding for housing. The adopted station area plan also recommends using HTRZ funds as a source of funding for moderate income housing.

d. Measure: Analyze potential RDA housing set aside for new moderate income housing development in CC zone.

There is approximately \$80,000.00of RDA housing set aside for this area.

i. Benchmark: Complete measures c and d by May 31, 2023.

e. Measure: Start process to amend CC zone language.

West Jordan City is currently drafting an amended City Center zone ordinance based on direction from the adopted Station area plan. It is



anticipated that this amendment will be adopted in 2025.

- f. Hold Planning Commission public hearing(s).

West Jordan City is currently drafting an amended City Center zone ordinance based on direction from the adopted Station area plan. It is anticipated that this amendment will be adopted in 2025.

- g. Hold City Council public hearing(s).

West Jordan City is currently drafting an amended City Center zone ordinance based on direction from the adopted Station area plan. It is anticipated that this amendment will be adopted in 2025.

- i. Benchmark: Complete measures e through g by October 31, 2023
- h. Measure: West Jordan City is currently drafting an amended City Center zone ordinance based on direction from the adopted Station area plan. It is anticipated that this amendment will be adopted in 2025.
- i. Benchmark adopt by December 31, 2023.

3. What page in the submitted plan can this be found?

https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_genplan/0-0-0-668

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Modify City Center (CC) land use regulation by December 31, 2023

West Jordan City did not meet benchmark guidelines for this strategy because the city was waiting for the station area plan amendment for the City Center zone to be completed and adopted as a guiding document for implementation. West Jordan has a city center zone that was adopted in 2002 but no mention of moderate income housing is made in the current ordinance. The station area plan for Gardner Station and the West Jordan City Center was approved by Wasatch Front Regional Council and by UTA Local Advisory Council recommended approval on May 22, 2024, and the UTA Board of Trustees on June 12, 2024. The newly adopted station area plans will guide the amendments to the City Center zone.

- a. Measure: Analyze City Center zone ordinance and determine percentage



of and qualifications for new moderate income housing development.

The updated station area plan recommends using Housing and Transit Rehabilitation Zone (HTRZ) funds to incentivize moderate income housing. The minimum moderate income housing associated with an HTRZ is 10% of the housing. This value will be reflected in the amended City Center Zone Ordinance.

- b. Measure: Determine how moderate income housing should be integrated into CC zones.

Moderate Income Housing will be integrated throughout the city center zone housing components and will not be segregated into one area or building. This will be reflected in the amended City Center Zone ordinance.

- c. Measure: Identify how new moderate income housing will be subsidized.

The City Center is in an active Redevelopment area(RDA). Funds from the RDA could be a source of funding for housing. The adopted station area plan also recommends using HTRZ funds as a source of funding for moderate income housing.

- d. Measure: Analyze potential RDA housing set aside for new moderate income housing development in CC zone.

There is approximately \$80,000.00of RDA housing set aside for this area.

- i. Benchmark: Complete measures c and d by May 31, 2023.
- e. Measure: Start process to amend CC zone language.

West Jordan City is currently drafting an amended City Center zone ordinance based on direction from the adopted Station area plan. It is anticipated that this amendment will be adopted in 2025.

- f. Hold Planning Commission public hearing(s).

West Jordan City is currently drafting an amended City Center zone ordinance based on direction from the adopted Station area plan. It is anticipated that this amendment will be adopted in 2025.

- g. Hold City Council public hearing(s).

West Jordan City is currently drafting an amended City Center zone ordinance based on direction from the adopted Station area plan. It is anticipated that this amendment will be adopted in 2025.



- i. Benchmark: Complete measures e through g by October 31, 2023
- h. Measure: West Jordan City is currently drafting an amended City Center zone ordinance based on direction from the adopted Station area plan. It is anticipated that this amendment will be adopted in 2025.
- i. Benchmark adopt by December 31, 2023.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Adopted Station area plans for City Center and Gardner Station TRAX stops.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

A delay(or rather aggressive timelines)waiting for station area plans to be adopted caused a delay in this strategy.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None at this point.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

J

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy 10-9a-403(2)(b)(iii) (J) Implement zoning incentives for moderate income units in new developments. Strategy type ongoing.

Implementation Plan for Strategy 10-9a-403(2)(b)(iii) (J)

1. Timeline: Implement Integrated Housing Ordinance (IHD) by December 31, 2024.

g. Meet with property owners/developers to determine feasibility.

To date, the only development that is currently under review for entitlements



for the Integrated Housing Zone is the Oneleven development located at 7141 South Highway U-111. Staff has been working with the developer (DAI) since late 2022 on designing a master plan that is serviceable and meets all of the City ordinances. This development will have a total of 314 market-rate single-family and townhome residential units and 10 moderate income townhome units. The proposed Future Land Use Map Amendment, Rezone, Master Development Plan and Master Development Agreement went before the Planning Commission on April 16, 2024 and received a unanimous positive recommendation.

Some of the larger potential properties on the west side also have the potential for much larger densities under the Interchange Overlay Zone or the P-C zone. During the past few years, the owners of at least 3 of these properties have expressed interest in pursuing these higher densities under the IOZ or the P-C zone rather than the smaller density allowed under the Integrated Housing Zone.

At least 2 of the larger potential infill properties on the east side of the city have also pursued zoning other than the Integrated Housing Zone. These multi-acre properties along 1300 West have already been rezoned to a standard R-1-8 zone.

The infill property on the northwest corner of Bangerter Highway and 9000 South has had a couple of parties interested in Integrated Housing Zone development. At least 2 Pre-Application Meetings have been held on this property, but none of them have submitted a formal application for review.

- i. Benchmark: Complete measure g by March 31, 2023.
- h. Measure: Update Future Land Use Map in each IHD area to reflect future rezone to IHD.

In accordance with §13-7C-4C-3 of the West Jordan City Code, amendments to the West Jordan Future Land Use Map require an accompanying rezone application and an adequate public facilities study. Because a rezone to the Integrated Housing Zone requires a Master Development Plan that establishes specific details for a specific project (i.e. density, amenities, setbacks, design standards, etc.), it is not possible to rezone to an Integrated Housing Zone without a specific proposed project. However, the City can initiate amendments to the Future Land Use Map of its own volition as part of the General Plan update. The General Plan was last updated on June 28, 2023 and is scheduled to be updated again in 5 years.

The City is currently reviewing the Oneleven development proposal for a Rezone, Future Land Use Map Amendment and Master Development Plan for property at 7141 South U-111 Highway. This proposal involves a rezone to the Integrated Housing Zone and will result in 314 market rate single-family homes and townhomes and 10 moderate income townhomes.



- i. Benchmark: Complete measure h by July 31, 2023.
- i. Measure: Determine if master development agreement (MDA) is required prior to rezone to IHD.

A Master Development Agreement, along with a Master Development Plan, is required as part of any Integrated Housing Zone rezone proposal, as required by §13-5M-1B of the West Jordan City Code:

13-5M-1: PURPOSE AND INTENT:

B. Prior to the city council approving the IH zoning designation on the zoning map, the petitioner and the property owner(s) shall negotiate with the city a mutually acceptable Master Development Plan (MDP) pursuant to chapter 13-7I of the city code and a mutually acceptable Master Development Agreement (MDA). As part of the MDA, the city and the applicant shall agree to a provision in the MDA that the applicant will construct a minimum of three percent (3%) of the overall unit count as moderate income housing units and priced to be in the moderate income housing range as defined in Utah Code Annotated section 10-9a-103(40). The MDP or the MDA shall also define the distribution and phasing of moderate income housing in the development. All parties shall execute and record, with the Salt Lake County Recorder, the MDA, which shall include the MDP as an attachment.

- j. Measure: Identify components of MDA.

Master Development Agreements are legally-binding contracts between the developer of a specific project and the City. This document outlines the obligations of both the developer and the City, the name and address of the project, a legal description of the project, and the total number of approved units. This document also contains a reference to the approved Master Development Plan for the project and, therefore, binds this contract to the requirements therein. Other provisions include an assignment clause, which binds a specific developer to the project unless a successor is approved by the City Council. The applicability of design standards, in accordance with State law, are also referenced in a Master Development Agreement.

The Master Development Plan that is linked to the Master Development Agreement outlines various aspects of the project. These aspects include an overall outline of the project, street patterns and circulation, boundaries, phasing, total number of each type of unit, amenities, overall density, trails, building setbacks, design standards, etc. A more comprehensive list of the components of the Master Development Plan are outlined in the Planned Community Application Checklist. In addition to these items, a petition for a rezone to the Integrated Housing Zone will need to include the information listed in §13-5M-1C of the West Jordan City Code.



i. Benchmark: Complete measure i and j by October 31, 2023.

k. Measure: Start process to rezone areas to IHD.

A proposal to rezone 50 acres to the integrated housing ordinance has been submitted and has received a positive recommendation from the West Jordan Planning Commission on April 16, 2024. It is anticipated that the application will proceed to the West Jordan City Council in the summer of 2024 for approval of the rezone to the Integrated Housing zone.

l. Hold Planning Commission public hearing(s).

Public hearing was held on April 16, 2024.

m. Hold City Council public hearing(s).

Anticipated summer of 2024 for rezone to the Integrated Housing Zone.

i. Benchmark: Complete measures k through m by July 31, 2024

3. What page in the submitted plan can this be found?

https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_genplan/0-0-0-668

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

g. Meet with property owners/developers to determine feasibility.

To date, the only development that is currently under review for entitlements for the Integrated Housing Zone is the Oneleven development located at 7141 South Highway U-111. Staff has been working with the developer (DAI) since late 2022 on designing a master plan that is serviceable and meets all of the City ordinances. This development will have a total of 314 market-rate single-family and townhome residential units and 10 moderate income townhome units. The proposed Future Land Use Map Amendment, Rezone, Master Development Plan and Master Development Agreement went before the Planning Commission on April 16, 2024 and received a unanimous positive recommendation.

Some of the larger potential properties on the west side also have the potential for much larger densities under the Interchange Overlay Zone or the P-C zone. During the past few years, the owners of at least 3 of these properties have expressed interest in pursuing these higher densities under the IOZ or the P-C



zone rather than the smaller density allowed under the Integrated Housing Zone.

At least 2 of the larger potential infill properties on the east side of the city have also pursued zoning other than the Integrated Housing Zone. These multi-acre properties along 1300 West have already been rezoned to a standard R-1-8 zone.

The infill property on the northwest corner of Bangerter Highway and 9000 South has had a couple of parties interested in Integrated Housing Zone development. At least 2 Pre-Application Meetings have been held on this property, but none of them have submitted a formal application for review.

i. Benchmark: Complete measure g by March 31, 2023.

h. Measure: Update Future Land Use Map in each IHD area to reflect future rezone to IHD.

In accordance with §13-7C-4C-3 of the West Jordan City Code, amendments to the West Jordan Future Land Use Map require an accompanying rezone application and an adequate public facilities study. Because a rezone to the Integrated Housing Zone requires a Master Development Plan that establishes specific details for a specific project (i.e. density, amenities, setbacks, design standards, etc.), it is not possible to rezone to an Integrated Housing Zone without a specific proposed project. However, the City can initiate amendments to the Future Land Use Map of its own volition as part of the General Plan update. The General Plan was last updated on June 28, 2023 and is scheduled to be updated again in 5 years.

The City is currently reviewing the Oneleven development proposal for a Rezone, Future Land Use Map Amendment and Master Development Plan for property at 7141 South U-111 Highway. This proposal involves a rezone to the Integrated Housing Zone and will result in 314 market rate single-family homes and townhomes and 10 moderate income townhomes.

i. Benchmark: Complete measure h by July 31, 2023.

i. Measure: Determine if master development agreement (MDA) is required prior to rezone to IHD.

A Master Development Agreement, along with a Master Development Plan, is required as part of any Integrated Housing Zone rezone proposal, as required by §13-5M-1B of the West Jordan City Code:

13-5M-1: PURPOSE AND INTENT:

B. Prior to the city council approving the IH zoning designation on the zoning map, the petitioner and the property owner(s) shall negotiate with the city a



mutually acceptable Master Development Plan (MDP) pursuant to chapter 13-71 of the city code and a mutually acceptable Master Development Agreement (MDA). As part of the MDA, the city and the applicant shall agree to a provision in the MDA that the applicant will construct a minimum of three percent (3%) of the overall unit count as moderate income housing units and priced to be in the moderate income housing range as defined in Utah Code Annotated section 10-9a-103(40). The MDP or the MDA shall also define the distribution and phasing of moderate income housing in the development. All parties shall execute and record, with the Salt Lake County Recorder, the MDA, which shall include the MDP as an attachment.

j. Measure: Identify components of MDA.

Master Development Agreements are legally-binding contracts between the developer of a specific project and the City. This document outlines the obligations of both the developer and the City, the name and address of the project, a legal description of the project, and the total number of approved units. This document also contains a reference to the approved Master Development Plan for the project and, therefore, binds this contract to the requirements therein. Other provisions include an assignment clause, which binds a specific developer to the project unless a successor is approved by the City Council. The applicability of design standards, in accordance with State law, are also referenced in a Master Development Agreement.

The Master Development Plan that is linked to the Master Development Agreement outlines various aspects of the project. These aspects include an overall outline of the project, street patterns and circulation, boundaries, phasing, total number of each type of unit, amenities, overall density, trails, building setbacks, design standards, etc. A more comprehensive list of the components of the Master Development Plan are outlined in the Planned Community Application Checklist. In addition to these items, a petition for a rezone to the Integrated Housing Zone will need to include the information listed in §13-5M-1C of the West Jordan City Code.

i. Benchmark: Complete measure i and j by October 31, 2023.

k. Measure: Start process to rezone areas to IHD.

A proposal to rezone 50 acres to the integrated housing ordinance has been submitted and has received a positive recommendation from the West Jordan Planning Commission on April 16, 2024. It is anticipated that the application will proceed to the West Jordan City Council in the summer of 2024 for approval of the rezone to the Integrated Housing zone.

l. Hold Planning Commission public hearing(s).

Public hearing was held on April 16, 2024.



m. Hold City Council public hearing(s).

Anticipated summer of 2024 for rezone to the Integrated Housing Zone.

i. Benchmark: Complete measures k through m by July 31, 2024

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None at present.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Delay in design process.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Noe at this point.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

M

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy 10-9a-403(2)(b)(iii) (M) Demonstrate creation of, or participation in, a community land trust program for moderate income housing. Strategy type one time.

Implementation Plan for Strategy 10-9a-403(2)(b)(iii) (M)

1. Explore participation in a community land trust program for moderate income housing.
2. Timeline: Determine feasibility by July 31, 2024.
 - a. Measure: Identify potential CLT partners.

West Jordan City has attempted but has not been able to identify any viable community land trust partners.



b. Measure: Determine city involvement.

Without a viable partner it is not possible to determine city involvement. None of the measures (i) c-h are possible at this time.

- i. Benchmark: Complete Measure a and b by May 31, 2023.
- c. Measure: If feasible start process for city involvement in CLT.
- d. Measure: Determine how city will be involved and requirements of CLT.
- e. Measure: Select CLT partner.
- f. Measure: Complete required documents for CLT partnership.
 - i. Benchmark: Complete measures c through f by December 31, 2023.
- g. Hold City Council public hearing(s).
 - i. Benchmark: Complete measures g by March 31, 2023.
- h. Measure: Final revisions.

West Jordan has determined that this strategy is not a feasible at this time. A new strategy will be adopted prior to the 2025 reporting period.

- i. Benchmark if feasible adopt by July 31, 2024.

It has been determined that this strategy is not feasible based on lack of willing CLT partners.

3. What page in the submitted plan can this be found?

https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_genplan/0-0-0-668

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

It has been determined that this strategy is not feasible based on lack of willing CLT partners.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

It has been determined that this strategy is not feasible based on lack of willing CLT partners.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

It has been determined that this strategy is not feasible based on lack of willing CLT partners.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

It has been determined that this strategy is not feasible based on lack of willing CLT partners.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)



Yes

Strategy 7

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy 10-9a-403(2)(b)(iii) Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing. Strategy Type one time.

Implementation Plan for Strategy 10-9a-403(2)(b)(iii)

1. Timeline:

a. Measure: determine potential MIH projects, including potential locations.

b. Measure: Identify potential funding sources.

c. Measure: Identify and interview potential partners.



- i. Benchmark: Complete Measure a, b and c by December 31, 2023.
- d. Measure: Determine development partners.
- e. Measure: Determine city involvement in MIH project.
- f. Measure Determine funding sources.
- i. Benchmark: Complete Measure d through f by July 31, 2024.

In August 2022, staff made contact with J Fisher Company (“JFC”), a non-profit multi-family housing developer at the Utah Housing Matters Conference in Midway, Utah.

On October 10, 2022 Larry Gardner, City Planner, Chris Pengra, Economic Development Director, and Lisa Elgin, Associate Planner met with representatives from JFC to determine what types of products they could provide in West Jordan, and what a non-profit builder needs from a municipal partner to develop moderate-income housing.

On December 7, 2022 Lisa Elgin, and Chris Pengra met with representatives of J Fisher Company on-site at a recently completed project in Midvale. They brought pictures back to share with staff, including Larry Gardner, Scott Langford, Community Development Director, and Jamie Davidson, Assistant City Manager.

Several meetings were held between WJ City staff and JFC with one more scheduled for July 25, 2023. At that time JFC will present to staff a presentation that has been developed to provide information to elected officials regarding the details of process, funding and management of low- and moderate-income housing. It is anticipated that soon after this meeting, JFC will present to City of West Jordan City Council. This presentation will provide City Council with the information necessary to determine their level of support for financing and building multi-family affordable housing.

A potential moderate-income housing project has been identified near the light-rail TRAX Station at 2700 W Sugar Factory Road. JFC performed some early research and estimates to provide low/mod housing on the site. Although JFC indicated the City donating the land is the most significant piece of the capital stack the City could contribute, the site was too small, requiring too much podium parking for a housing project to be feasible for them. They indicated that they typically look for sites in Qualified Census Tracts which allows more tax credits to add to their capital stack.

Potential funding sources include RDA Affordable Housing Funds, CDBG, HOME, Olene Walker Housing Loan Fund, West Jordan General Fund, and tax credits.



3. What page in the submitted plan can this be found?

https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_genplan/0-0-0-668

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality’s effort to implement the strategy.

i. Benchmark: Complete Measure a, b and c by December 31, 2023.

d. Measure: Determine development partners.

West Jordan has explored but has not been able to find a suitable partner.

e. Measure: Determine city involvement in MIH project.

West Jordan’s involvement will be determined if a suitable partner can be found.

f. Measure Determine funding sources.

Funding sources could not be identified.

i. Benchmark: Complete Measure d through f by July 31, 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must



advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Lack of suitable partners.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 8

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

T

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:



i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy 10-9a-403(2)(b)(iii) (T) Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing. Strategy Type one time.

Implementation Plan for Strate

3. What page in the submitted plan can this be found?

https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_genplan/0-0-0-668

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

a. Measure: Identify potential MIH potential locations.

Properties:

Originally, we were looking into properties that have code enforcement issues that the City could potentially purchase and build MIH. However, we have shifted to either property the City

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None at this time.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in



describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 9

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

V

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting



period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Strategy 10-9a-403(2)(b)(iii) (V) Develop and adopt a station area plan in accordance with Section 10-9a-403.1. Strategy type ongoing.

Implementation Plan for Strategy 10-9a-403(2)(b)(iii) (V)

1. Timeline: Adopt four station area plans by December 31, 20

3. What page in the submitted plan can this be found?

https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_genplan/0-0-0-668

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

. Benchmark: Complete measures c through f by December 31, 2023.

g. Measure: Analysis of proposed land uses in each station area.

h. Measure: Analysis of proposed connectivity improvements.

i. Measure: Analysis of proposed residential density in each stat

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

3 station area plans adopted by West Jordan City Council, WFRC and UTA.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier,



and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

None yet.

8. Links to supporting documentation (Optional)

https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_midvale/0-0-0-1

Attachment to supporting documentation (Optional)

Ordinance No. 24-05 Adopted 3 Station Station Area Plans - signed.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.



Clicking the "Next" button at the bottom of the form will submit your report.



West Point city

Who is filling out this report?

Troy

Moyes

tmoyes@westpointcity.org

801-614-5356

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://www.westpointcity.org/188/General-Plan>

When did the last zoning map or text amendment occur?

May 2024

Entitled Units

Entitled units are those units that have a legal right to be developed through



the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

551 Lots

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0 Lots - All overlay zones were included in the previous question. Any overlay zones are authorized through a development agreement.

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

542 Lots



From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

171 Lots

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

West Point has significant land suitable for development, but several challenges hinder its conversion into residential areas. Infrastructure needs, including roads, water, and sewer systems, must be established in many areas before construction can begin, private land owners that are not ready to sell. Additionally, zoning regulations and environmental concerns can also delay development processes. Public opposition to increased density, traffic congestion, and strain on local resources further complicates the development landscape.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The information reveals a notable gap between the land designated for development and the actual construction taking place in West Point. Despite the city having designated many areas for residential growth over the years, a considerable amount of land remains undeveloped. This points to a previous longstanding pattern of focusing on zoning without having solid development plans and strategies prior to any land being rezoned. Additionally, some of the zoned land has been taken over by the Utah Department of Transportation (UDOT) for upcoming transportation initiatives, which further restricts the land available for residential projects.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your



ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

A total of 18 Internal Accessory Dwelling Units (ADUs) were recorded as of the report submission date.

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

The total comes to 18 as indicated in the previous question. Building permits are the only way we keep tabs on the construction of Internal and Attached ADUs. We ensure that a second kitchen and other living space are included in the plans and categorize

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

West Point City does not provide business licenses for internal and attached Accessory Dwelling Units (ADUs); however, detached ADUs can be approved through a Conditional Use Permit. During this reporting period, there have been no permits issued for deta

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

West Point City does not provide any other types of permits or licenses as previously stated.



Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing needs data, Model ordinances.

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

To optimize efficiency and reduce administrative burdens, the state should establish a stable reporting framework for moderate income housing strategies. Once implemented, the state should commit to minimizing additional reporting requirements to allow municipalities to focus on program implementation and impact.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the



initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The following benchmarks are listed in the Moderate Income Housing Plan:

- The City will facilitate a land swap at 900 South 4500 West between a private property owner and the Davis School District with the property located at 1800 North 4500 West. This swap of land will place the future Jr. High School in a more appropriate location while freeing up land around the future interchange to provide higher density housing.

(Year 2023-2024). This benchmark was completed and reported during last years review.

- The City will rezone property located at 4500 W 1800 N to R-4 which will allow for higher density housing. (Year 2023-2024) This benchmark was completed and reported during last years review.

- Update the General Plan and identify areas in the city that would provide greater flexibility for higher density housing. (2024-2026) See response below

3. What page in the submitted plan can this be found?

Page 7

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The following actions were taken during the past 12 months to "facilitate the production of moderate-income housing" around the area of SR-193 and Cold Springs Road.

- Reviewed high-density proposal for the Craythorn Homestead Subdivision (October 2023): Staff met with developers to discuss their initial proposal for 218 units, a mix of single-family homes and apartments, at a density of 10.4 units per acre.

- Public hearing and denial of high-density proposal (October 26, 2023): The Planning Commission held a public hearing on the high-density proposal and voted to deny the request.

- City Council discussion on the proposal (November 7, 2023): The City Council included the proposal for the Craythorn Homestead Subdivision on their work



session agenda for discussion.

- Developer submitted revised proposal (November 20, 2023): The applicant submitted a revised proposal focusing on “missing middle” housing, consisting of 98 smaller single-family lots at a density of 4.7 units per acre.
- City Council discussion on revised proposal (December 5, 2023): The City Council reviewed the revised proposal in a work session.
- Public hearing and adoption of General Plan Map amendment (December 19, 2023): The City Council held a public hearing and adopted a change to the General Plan Map to reflect the proposed R-4 designation for the subdivision. The R-4 designation allows up to 8 units per acre.
- Review of concept plan and application (January 30, 2024 - March 2024): Staff received a further revised concept and application for rezoning. Multiple meetings were held with the applicant, and formal reviews were conducted on the concept plan before it went to the Planning Commission.
- Planning Commission approval with development agreement recommendation (April 11, 2024): The Planning Commission held a public hearing, recommended approval of the rezoning request, and suggested a development agreement.
- City Council work session and preliminary plat application (May 7 & 9, 2024): The City Council discussed the rezoning request and development agreement in a work session. Staff also received the preliminary plat application for review.
- City Council adoption of a development agreement and rezoning (May 21, 2024): The City Council held a public hearing, adopted the development agreement, and approved the rezoning request to R-4 for the Craythorne Homestead Subdivision.
- Planning Commission approval of preliminary plat (June 13, 2024): The Planning Commission gave final approval to the preliminary plat for the new Craythorne Homestead subdivision.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The following land use regulations/decisions were made by the jurisdiction during the previous 12 months to implement a moderate-income housing strategy:

- General Plan Map Amendment (December 19, 2023): The City Council adopted



a change to the General Plan Map to reflect the R-4 designation for the Craythorn Homestead Subdivision. The R-4 designation allows up to 8 units per acre.

- Rezoning of the Craythorn Homestead Subdivision (May 21, 2024): The City Council adopted the development agreement and approved the rezoning request to R-4 for the Craythorn Homestead Subdivision. The rezone is City Council Ordinance No. 05-21-2024A. The development agreement is Resolution No. 05-21-2024A
- Planning Commission approval of preliminary plat (June 13, 2024): The Planning Commission gave final approval to the preliminary plat for the new Craythorne Homestead subdivision.

Rezoning of the Craythorn Homestead Subdivision (May 21, 2024): The City Council adopted the development agreement and approved the rezoning request for the Craythorn Homestead Subdivision. This decision significantly increased the allowable density for the property.

- Prior to the rezoning, the land was designated as R-1, permitting only 2.2 units per acre. This limited the total possible units on the 20-acre plot to just 44 lots.
- The approved rezoning changed the designation to allow for a higher density and smaller lots. While the final project consists of 98 single-family units (4.7 units per acre), this represents more than double the number of units previously allowed under the R-1 zoning. The approved R-4 zone allows up to 8 units per acre.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write “None.”

Barriers Encountered (July 2023 - June 2024):

- Public Opposition to Increased Density and Housing Options: During the planning process for the Craythorn Homestead Subdivision, the initial proposal



for a high-density mix of single-family homes and apartments (October 2023) faced public resistance. This highlights a potential barrier for implementing the strategy of “rezoning for densities necessary to facilitate the production of moderate-income housing.” The final approved plan for the Craythorn Homestead Subdivision is all single-family homes. While this allows for increased density compared to the previous zoning, any type of density other than single family is likely to see increased opposition from the public.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Once the construction of this project is completed and the units occupied, the city will have an opportunity to analyze whether the market will accept and respond positively to this type of more affordable housing.

8. Links to supporting documentation (Optional)

<https://www.westpointcity.org/DocumentCenter/View/882/Moderate-Income-Housing-Plan-Amended-PDF>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing “No”. Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines



and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality’s implementation plan.

The following benchmarks are listed in the Moderate Income Housing Plan:

- Invest in the design and construction to expand the sewer along SR-193 and the future area that includes a mixed use of housing types including higher density housing. (Years 2023-2024) This benchmark was completed during last years reveiw cycle.
- Apply for grant funding for the design of the expansion of sewer into areas of the city where only septic systems are used. Septic systems require lots ranging from half-acre to full acre lots. By expanding the sewer in this area, a variety of lot sizes including higher density housing could be made available. (Years 2024-2026)

3. What page in the submitted plan can this be found?

Page 7

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality’s effort to implement the strategy.

The ongoing initiative in West Point City involves the extension of the sewer infrastructure to the area where sewer service is not currently available. This significant undertaking has been made possible through the successful acquisition of a \$24 million APRA grant in 2022. The following timeline outlines the progress achieved during this reporting cycle. That will benefit the area of the unincorporated part of the city for future development.

- June 2023 – Preliminary plans for Project 1 pipeline complete.



- December 2023 - Final plans for Project 1 completed.
- January 2024 - Final offers for property purchases accepted
- November 2023 - Bid advertised for Project 1
- December 2023 - Bids opened for Project 1
- December 2023 - Bid awarded for Project 1
- March 2024 - Construction commenced for Project 1
- July 2024 - Construction 90% Complete
- April 2024 - Final plans complete for Lift Stations 1 & 2
- May 2024 - Bid advertised for Lift Station 2
- June 2024 - Bids opened for Lift Station 2
- June 2024 - Bid awarded for Lift Station 2
- July 2024 - Construction commenced for Lift Station 2

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use decision has been made at this time; however, the city is in the process of updating the general plan. This plan is an important document that will outline the future of land use in the community, specifically the areas where improvements are being made. This process is vital in ensuring the best possible outcome for the community.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

The sewer line expansion project was hindered by insufficient funding, which prevented the construction of both planned lift stations. Additionally, the project was further delayed as bids for the work came in higher than anticipated.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The market's response to this area will come as the improvements in this area are completed and regulations are looked at closer.

8. Links to supporting documentation (Optional)

<https://www.westpointcity.org/DocumentCenter/View/882/Moderate-Income-Housing-Plan-Amended-PDF>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or



municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The following benchmarks are listed in the Moderate Income Housing Plan:

- To educate the public on ADU opportunities, the city will provide information through city newsletters and create a dedicated page on the West Point City website. (Year 2023)
- Research and determine what city regulations create barriers for ADU's while keeping with the goals and objectives of single-family zoning. This might include height limitations, setbacks and maximum livable space. (Years 2023-2028)
- Draft and present a text amendment to the Planning Commission, and seek approval from the City Council, to reduce or eliminate at least one item in the code determined to be a barrier to ADUs. (Years 2023-2028)

3. What page in the submitted plan can this be found?

Page 7-8

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Over the past year, the city has taken steps to increase the feasibility of accessory dwelling units (ADUs) by relaxing certain regulations. Previously, attached ADUs were restricted to the height of the existing dwelling. To address this limitation, a proposal was introduced to allow ADU additions to match the maximum height permitted for a single-family home in the specific zoning district. Following a public hearing by the Planning Commission on August 10, 2023, the City Council approved new height requirements for ADUs on November 11, 2023, as outlined in Ordinance No. 11-7-2023A. Here is a list of actions taken during that period:



- Public Education dedicated webpage: In the fall of 2023 the city created a public education webpage on Accessory Dwelling Units (ADUs). This webpage provides residents with information about ADU regulations, permitting processes, and potential benefits of ADU development.
- Meetings with Builders: The City met with several building contractors specializing in new home construction within the city. These meetings focused on exploring ways to incorporate ADU-friendly features into new home designs to ease the cost burden for new homes.
 - The discussions aimed at providing opportunities for new homes to have basements pre-planned for future conversion into internal ADUs.
 - Specific features explored could include:
 - Walk-out basement access for a separate entrance.
 - Plumbing rough-ins for a future kitchen in the basement.
 - Adequate off-street parking to comply with regulations for ADUs.

These efforts demonstrate a proactive approach to encouraging ADU development by facilitating easier conversion in new construction projects. While the public education webpage remains a work in progress, these meetings with builders represent a positive step towards creating an environment that supports ADU development within the community.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City Council enacted new height regulations for accessory dwelling units (ADUs) on November 11, 2023, through Ordinance No. 11-7-2023A. These regulations are currently in place. While the city will monitor for potential implementation challenges, it has taken proactive steps to encourage ADU development by collaborating with local builders to incorporate ADU-friendly features into new home designs. This initiative demonstrates a commitment to facilitating ADU creation within the community.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.



Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The biggest barrier was in educating the Planning Commission and City Council to understand that the allowed height of a home addition shouldn't have anything to do with whether it was going to be used as an ADU. Once the PC and CC realized that it made sense for a garage addition or an addition for an ADU to be the same height, getting the final code approved was straightforward.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The number of detached ADU applications remains relatively low, with only a handful received and approved since their allowance in 2018. This limited data makes gauging a definitive market response challenging. However, some observations can be made:

- Continued Low Application Numbers: As in previous years, the number of ADU applications remains low. This could be due to several factors, such as:
 - Lack of public awareness about ADUs and their benefits.
 - Potential regulatory hurdles or complexities in the permitting process.
 - Unforeseen costs associated with construction or compliance.
- Increased Interest from Homeowners: Despite the low number of applications, the City has received several calls from interested homeowners inquiring about ADUs. This suggests a potential disconnect between initial interest and the application process.
- Meetings with Builders Show Interest: The City's meetings with builders regarding ADU-friendly features in new construction indicate some market interest in ADU development. Builders may see potential in offering new homes pre-configured for future ADU conversion, potentially increasing marketability.



- Focus on Detached ADUs: While the strategy aims to encourage both internal and detached ADUs, the limited number of applications suggests a focus on detached units. This could be due to factors like:
 - Easier permitting process for detached units compared to internal conversions.
 - Availability of existing structures suitable for conversion into detached ADUs.

8. Links to supporting documentation (Optional)

<https://www.westpointcity.org/DocumentCenter/View/882/Moderate-Income-Housing-Plan-Amended-PDF>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
 Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the



initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The following benchmarks are listed in the Moderate Income Housing Plan:

- In cooperation with a consultant, the city is conducting a market study analysis of the future interchange of new West Davis Corridor and SR-193 expansion. The purpose would be to identify potential commercial and housing opportunities within this area. (Years 2023-2024)
- The City is purchasing property around the newly constructed interchange between the West Davis Corridor and the SR-193 expansion. This area is expected to have moderate income housing components. (Years 2024-2028)

3. What page in the submitted plan can this be found?

Page 8

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The city has undertaken several actions during the past 12 months to implement the strategy of "zoning or rezoning for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers." Here's a breakdown of these efforts:

- General Plan Update:
 - The City has been actively involved in updating the West Point City's General Plan over the past year.
 - Monthly meetings have been held with a consultant to revise the plan.
 - The Planning Commission is currently reviewing the draft map and documents associated with the updated General Plan.
 - The draft General Plan includes the creation of a new land use designation known as RN-6. This new category allows up to 6 dwelling units per acre.
- Cold Springs Road Mixed-Use Project:



- The City has been considering a mixed-use development project along Cold Springs Road that would include:

- Single-family lots
- Attached townhomes
- Commercial space
- Apartments

- The applicant for this project has been engaged in discussions with the Planning Commission and City Council throughout the past 12 months.

- Highlights of the applicant's efforts include:

- A joint site visit with the City Council and Planning Commission to an existing apartment complex in the fall of 2023.
- Presentations before the Planning Commission in November 2023 and January 2024.
- The Planning Commission held a public hearing for the project and recommended a General Plan Amendment on April 11, 2024.
- The City Council discussed the project during a work session on May 7, 2024, and subsequently approved the General Plan Amendment on May 21, 2024. (Ordinance No. 05-21-2024B)
- Since the General Plan amendment approval, the applicant has continued meetings with the Planning Commission and City Council to finalize zoning for the property.
- While the specific details of the Cold Springs Road project (mix of housing types and affordability) are unknown at this point, these actions demonstrate efforts towards higher density development in a mixed-use zone near a commercial center. This aligns with the overall strategy of the moderate-income housing plan.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Land Use Regulations/Decisions (July 2023 - June 2024):

- General Plan Amendment for Cold Springs Road Project (May 21, 2024): The City Council approved a General Plan Amendment on May 21, 2024, for the



mixed-use development project along Cold Springs Road. (Ordinance No. 05-21-2024B) This amendment changes the land use designation for the property to accommodate a higher density development compared to the existing zoning.

While the specifics of the new zoning designation and the project details (housing mix and affordability) have not yet been approved, this General Plan amendment represents a land use decision that facilitates higher density development in a mixed-use zone near a commercial center.

The General Plan Amendment approved on May 21, 2024, for the Cold Springs Road project directly supports the jurisdiction's efforts to implement the strategy of "zoning or rezoning for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers" in a few ways:

- **Increased Density:** By approving the General Plan amendment, the City Council has paved the way for a higher density development on the Cold Springs Road property compared to the existing zoning. This aligns with the strategy's focus on creating more housing units in areas with access to amenities and potential employment opportunities.
- **Mixed-Use Potential:** The proposed project includes a mix of housing types (single-family lots, townhomes, apartments) along with commercial space. This kind of mixed-use development can be attractive to a wider range of residents, including those seeking more affordable options. While the final details of the housing mix are unknown, the potential for apartments provides an opportunity for the project to contribute to moderate-income housing options.
- **Location:** The project's location near a commercial center suggests potential access to amenities and services for residents. This aligns with the strategy's goal of creating higher density housing near areas that support daily needs.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

While the City has made progress with the Cold Springs Road project, there have been challenges in implementing the strategy of higher-density, moderate-income housing in mixed-use zones:

- **Public Opposition to Apartments:** The inclusion of apartments in the Cold Springs Road project has emerged as a significant barrier. The City Council, Planning Commission, and the public have expressed concerns about apartments, potentially hindering the project's progress. It's important to understand the specific reasons behind the public's opposition. Are there worries about traffic congestion, strain on public services, or a perceived negative impact on the character of the neighborhood? Addressing these concerns through open communication and potentially exploring alternative apartment designs could be helpful.
- **General Plan Update Timeline:** The General Plan update process is ongoing, with the Planning Commission currently reviewing the draft documents. Delays in finalizing the General Plan could potentially hinder future efforts to implement the strategy effectively across the city.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The market's response to the zoning of these certain areas will come as these regulations are looked at closer and the types of housing units that are available within these areas are better understood.

8. Links to supporting documentation (Optional)

<https://www.westpointcity.org/DocumentCenter/View/882/Moderate-Income-Housing-Plan-Amended-PDF>

Attachment to supporting documentation (Optional)



Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

R

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The following benchmarks are listed in the Moderate Income Housing Plan:

- The City will study this issue during the next few budgetary cycles and analyze the cost benefits and potential impacts. (Year 2024-2026)
- Draft and present an ordinance to the City Council to eliminate some or all city impact fees for ADU's. (Year 2024-2026)

3. What page in the submitted plan can this be found?

Page 8

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support



the county or municipality's effort to implement the strategy.

In 2022 during the recent 2023 budgetary cycle the city decided to remove storm water impact fees for detached accessory dwelling units (ADUs). By doing so, the city can determine how the elimination of these fees will affect the overall fee structure. The city will use the study results to inform future policy decisions regarding impact fees. As a result of studying the impacts of these fee changes, the city can make informed decisions about the future of the city. March 2024 staff recommended to include. A budget was set this in the Spring 2024 to update the water impact fee throughout the city. ADU's will be analyzed during this study.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

While no land use decision has been made, it is expected that the City will consider the impacts of eliminating the impact fees on the housing supply and affordability, the potential fiscal impacts on the City, and the potential community impacts of eliminating the fees. The City will also analyze how the elimination of the impact fees could benefit the local economy and the ability of citizens to achieve additional housing options. Additionally, the City will look at how eliminating the impact fees may affect the quality and safety of the housing stock, and how it may affect the ability of the City to provide its citizens with quality services. Finally, the City will look at the potential impacts of eliminating the impact fees on the City's overall budget. This study will provide the City with the information needed to make an informed decision about the potential impact of eliminating the impact fees for ADUs.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No barriers have been encountered at this time.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The market's response to this strategy will come as these regulations are addressed and implemented. .

8. Links to supporting documentation (Optional)

<https://www.westpointcity.org/DocumentCenter/View/882/Moderate-Income-Housing-Plan-Amended-PDF>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



West Valley city

Who is filling out this report?

Steve Pastorik

Community Development Director

steve.pastorik@wvc-ut.gov

801-963-3545

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

The shapefile was uploaded using the link provided.

When did the last zoning map or text amendment occur?

6/4/2024

Entitled Units

Entitled units are those units that have a legal right to be developed through



the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

1,542 total units (373 single family, 192, senior condos, 521 townhomes, and 456 apartments)

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

There are 145 vacant parcels with an estimated 732 units that could be built under current zoning.



From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

West Valley City does not provide water and sewer service. These services are provided by separate service districts like Granger Hunter Improvement District and Kearns Improvement District. Therefore, West Valley does not issue will serve letters.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

One barrier is complex utility connections. In some cases, developers don't do their homework or did not have a good understanding of all aspects of the needed utility connections and the work involved. Another barrier is hidden issues below the ground such as a high water table that causes delays for infrastructure. Several developers have cited financing problems as a barrier. Many builders have mentioned high interest rates as another barrier.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Count of building permits issued



Total known number of Accessory Dwelling Units recorded as of the report submission date:

26

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

13

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

1

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing supply data, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Our reports are supposed to capture data through 7-31-2024 but the report is due on 8-1-2024. Collecting all of the data and preparing the report in one day is not realistic. Give cities 2 to 4 weeks after 8-1-2024 so we can provide a more complete report.



Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

The City's Moderate Income Housing Plan provides a table of approved rezones for many different multi-family residential projects at various densities that are at different stages of review or construction but not yet occupied. Implementation Steps 1 and 2 for this strategy were to approve subdivision plats, site plans, and building permits for the projects identified in this table and track their progress through the year 2026. Below is an update of each project in the table:

-Back 9 Apartments: This project nearing construction completion.

-Bonneville Townhomes: The subdivision plat recorded in May of 2024. 3 permits were issued during the reporting period.

-Central Station Apartments: At the request of the applicant, the City approved this conditional use permit for the third time in April of 2024.



- Cypress Cove Townhomes: The property was recently acquired and the subdivision plat recording is anticipated in August of 2024.
- Decker Lake Station Apartments: This project is nearing construction completion.
- Erin Hill Estates Townhomes: This project is nearing construction completion.
- H2O at Decker Lake Apartments: 52 units were issued during the reporting period. All 286 units have now been issued.
- Heather Villas Senior Condos: The subdivision plat for phase 1 was recorded in September of 2023.
- Highbury Townhomes: There has been no progress on this project.
- Lofts on 35th Townhomes: 26 units were issued during the reporting period. All 50 units have now been issued.
- Lofts on Redwood Townhomes: This project is completed.
- Meadows on 32nd Townhomes: 29 units were issued during the reporting period. All 33 units have now been issued.
- Parkway Villas Senior Condos: There has been no change with this project.
- Redwood Townhomes: The subdivision was approved in February of 2024.
- Sage Valley Apartments and Townhomes: There has been no change with this project.
- Sonrise Townhomes: The subdivision was approved in June of 2024.
- The Cottages Senior Condos: There has been no change with this project.
- The Views on 6200 Townhomes: The subdivision was approved in June of 2024.
- The Views Senior Apartments: There has been no change with this project.
- Village at Rivers Edge Apartments Expansion: 5 units were issued during the reporting period.

In summary, 115 units were permitted, 2 subdivision plats were recorded, and 3 subdivision plats were approved.

Implementation Step 3 for this strategy was to consider additional areas for density as part of the City's General Plan update that is currently underway. As part of the City's General Plan update, Leland Consulting was retained by the City to identify likely development/redevelopment options for five key areas such as along Redwood Road and 3500 South. Leland's final report, which is included with this report, was completed in July of 2023, shortly after the submittal of last



year's moderate income housing plan report to the State. City staff had several meetings with the Planning Commission and City Council to review the findings of the Leland report and to learn the Commission's and Council's preferences on the options presented in the report. The feedback from these meetings will be incorporated into the General Plan update, which is now anticipated to be completed in 2025.

3. What page in the submitted plan can this be found?

13-14

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The response to question 2 above describes actions taken during the reporting period.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The response to question 2 above describes the land use decisions made during the reporting period.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

One barrier is complex utility connections. In some cases, developers don't do their homework or did not have a good understanding of all aspects of the



needed utility connections and the work involved. Another barrier is hidden issues below the ground such as a high water table that causes delays for infrastructure. Several developers have cited financing problems as a barrier. Many builders have mentioned that high interest as another barrier.

The completion and adoption of the City's General Plan update has been postponed due to primarily two factors. First, due to limited staffing, work on the General Plan update happens as time permits. The review of land use applications like subdivisions, zone changes, and building permits take priority over the General Plan update. In addition, the commencement of work on the required station area plans has further delayed work on the larger General Plan update. Second, the State has added requirements for General Plans since the City's moderate income housing plan was adopted. For example, a water use and preservation element is now required.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Housing units are being constructed as permits are issued by the City. Permits are being submitted for subdivision plats that were recorded. Plans are being prepared for subdivisions that were approved.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Final Report_West Valley City General Plan Update 7_19_23.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or



municipality has included in its moderate-income housing element.

C

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Step 2: Complete 12 rehabilitation projects.

Timeline for Step 2: End of fiscal year 2023-2024

Measure of Success for Step 2: A total of 12 rehabilitation projects are completed.

3. What page in the submitted plan can this be found?

15

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City completed 22 rehabilitation projects during the reporting period. This exceeds our implementation goal of 12 projects.

In addition to these rehabilitation projects that are funded by the City's Housing Authority, the City has, since 2020, led out on an initiative called My Hometown. This initiative is a collaborative effort to unite the efforts of City residents, the City, local churches, business, and other organizations to improve the City.

One important component of this initiative is what is referred to as "Days of Service". During Days of Service, hundreds of volunteers, including area residents, help residents living in older neighborhoods who have low incomes,



disabilities, or other challenges do work on their homes and yards. In 2023 alone, 264 residential properties were improved. In addition to tree removal and landscaping projects, Days of Service projects include exterior home repair and maintenance.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

N/A

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

All 22 households that received rehabilitation assistance are required to meet HUD income limits. The positive outcomes are that low income households are able to stay in their homes that were falling into serious disrepair prior to the rehabilitation work.

8. Links to supporting documentation (Optional)



Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Step 1: Track building permits issued for new internal accessory dwelling units.

Timeline for Step 1: End of 2024

Measure of Success for Step 1: A report on all building permits issued for new internal accessory dwelling units.

3. What page in the submitted plan can this be found?

16



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City issued 13 permits for internal ADUs during the reporting period.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City issued 13 permits for internal ADUs during the reporting period.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

This number represents the largest number of ADU permits issued during a reporting period. The issuance of ADU permits is positive in that it creates more housing supply.

8. Links to supporting documentation (Optional)



Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Step 1: Maintain the CC zone within Fairbourne Station to continue to allow higher density development near the West Valley Central TRAX station.

Timeline for Step 1: Ongoing

Measure of Success for Step 1: Additional high density residential units are constructed within Fairbourne Station.

Implementation Step 2: Consider additional areas for density as part of the City's General Plan update that is currently underway.

Timeline to Step 2: Completion of the General Plan update is anticipated by the end of 2023.



Measure of Success for Step 2: An updated General Plan with a future land use map showing where additional density is anticipated.

3. What page in the submitted plan can this be found?

16-17

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

On 4/24/2024, the West Valley City Planning Commission approved the conditional use permit for the Central Station Apartments near the West Valley Central TRAX Station for the third time. The increase in interest rates and construction costs caused financing challenges for the developer and as a result, the developer delayed proceeding through the plan review process until the point that their Planning Commission approval was about to expire once again. To prevent expiration of the approval, the developer re-applied.

Implementation Step 2 for this strategy was to consider additional areas for density as part of the City's General Plan update that is currently underway. As part of the City's General Plan update, Leland Consulting was retained by the City to identify likely development/redevelopment options for five key areas such as along Redwood Road and 3500 South. Leland's final report, which is included with this report, was completed in July of 2023, shortly after the submittal of last year's moderate income housing plan report to the State. City staff had several meetings with the Planning Commission and City Council to review the findings of the Leland report and to learn the Commission's and Council's preferences on the options presented in the report. The feedback from these meetings will be incorporated into the General Plan update, which is now anticipated to be completed in 2025.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The conditional use approval mentioned for question 4 above was a land use decision.

Also, a permit for 5 units at the Village at River's Edge project was issued during the reporting period. This project is converting commercial space into



residential. This project is the result of a City approved development agreement amendment approved in the previous reporting period.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

As mentioned previously, the Central Station Apartments have been postponed due to high interest rates and construction costs.

The completion and adoption of the City's General Plan update has been postponed due to primarily two factors. First, due to limited staffing, work on the General Plan update happens as time permits. The review of land use applications like subdivisions, zone changes, and building permits take priority over the General Plan update. In addition, the commencement of work on the required station area plans has further delayed work on the larger General Plan update. Second, the State has added requirements for General Plans since the City's moderate income housing plan was adopted. For example, a water use and preservation element is now required.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Commercial space that was performing poorly within the Village at River's Edge project is being converted to residential and will increase the housing supply.

8. Links to supporting documentation (Optional)



Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No".
Please make sure you have entered all information up to this point.)
Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

G

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Step 1: Maintain the CC zone within Fairbourne Station to continue to allow higher density development near the West Valley Central TRAX station.

Timeline for Step 1: Ongoing

Measure of Success for Step 1: Additional high density residential units are constructed within Fairbourne Station.

3. What page in the submitted plan can this be found?

17-18



4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Implementation Step 1 was to maintain the CC zone within Fairbourne Station to continue to allow higher density development near the West Valley Central TRAX station. The increase in interest rates and construction costs caused financing challenges for the developer of the Central Station Apartments located within Fairbourne Station and within City Center Zone adopted by the City. As a result, the developer delayed proceeding through the plan review process until the point that their Planning Commission approval was about to expire. To prevent expiration of the approval, the developer re-applied (third application) and the Planning Commission granted approval on 4/24/2024.

Also, a permit for 5 units at the Village at River's Edge project was issued during the reporting period. This project is converting commercial space into residential. This project is the result of a City approved development agreement amendment approved in the previous reporting period.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The conditional use approval and building permit issuance mentioned for question 4 above were land use decisions.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

As mentioned previously, the Central Station Apartments have been postponed due to high interest rates and construction costs.



7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Commercial space that was performing poorly within the Village at River's Edge project is being converted to residential and will increase the housing supply.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
 (You will not be able to enter more information or go back after choosing "No".
 Please make sure you have entered all information up to this point.)
 Yes

Strategy 6

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or



municipality's implementation plan.

Implementation Step 1: Maintain the CC zone parking reductions.

Timeline for Step 1: Ongoing

Measure of Success for Step 1: Additional high density residential units are constructed with the reduced parking requirements in Fairbourne Station.

Implementation Step 2: Monitor parking usage within the CC zone and consider further parking reductions if warranted.

Timeline for Step 2: End of 2024

Measure of Success for Step 2: If warranted by analysis, further parking reductions will be adopted.

3. What page in the submitted plan can this be found?

18

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Implementation Step 1 was to maintain the City Center zone parking reductions. The increase in interest rates and construction costs caused financing challenges for the developer of the Central Station Apartments located within the City Center Zone that allows for reduced parking requirements given the proximity of light rail and bus transit. As a result, the developer delayed proceeding through the plan review process until the point that their Planning Commission approval was about to expire. To prevent expiration of the approval, the developer re-applied (third time) and the Planning Commission granted approval on 4/24/2024.

While not specific to the City Center zone, the City did pass an ordinance that will, depending upon the mix of uses in a mixed-use development that includes residential, reduce the overall amount of parking required.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations



or decisions support efforts to implement the strategy.

The ordinance mentioned in the response to question 4 above was a land use regulation.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

As mentioned previously, the Central Station Apartments have been postponed due to high interest rates and construction costs.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No changes during the reporting period.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes



Strategy 7

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

N

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Step 1: Continue to offer police officers the residency incentive program.

Timeline for Step 1: Ongoing

Measure of Success for Step 1: Additional police officers receive assistance from this housing incentive program.

Implementation Step 2: Continue to offer down payment assistance through the City's Housing Authority for low income households.

Timeline for Step 2: Ongoing

Measure of Success for Step 2: The City's Housing Authority has the goal to assist 2 households in fiscal year 2022-2023 and 2 households in fiscal year 2023-2024.

3. What page in the submitted plan can this be found?

19

4. Describe each action taken between August 1, 2023 and July 31, 2024 to



implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Implementation Step 1 was to continue to offer police officers the residency incentive program. This program, which offers mortgage and rental assistance to police officers, is still in place. As of 6/30/2024, 19 police officers were receiving ongoing mortgage or rental assistance.

Implementation Step 2 was to continue to offer down payment assistance through the Grants Division of the West Valley City Community Preservation Department for low income households. While this program is still in place, no households received assistance during this reporting period.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

N/A

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

N/A

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Assistance given through the police residency incentive program reduces rent or



mortgage payments by \$165 per month.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 8

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Step 1: Monthly administer 531 vouchers to extremely low-income and very low income families within Salt Lake County.

Timeline for Step 1: Monthly administration as vouchers become available through attrition from tenant status changes suc



3. What page in the submitted plan can this be found?

20

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Implementation Step 1 was to monthly administer 531 vouchers to extremely low-income and very low-income families within Salt Lake County. The City's Housing Authority continues to administer 531 vouchers throughout Salt Lake County. Approximately 40% of

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

N/A

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

A voucher holding household pays between 30 to 40% of the total rent. The



vouchers free up household funds for other essentials like groceries. The share of household income spent on housing varies by voucher holding household.

]

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 9

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

P

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Implementation Step 1: Annually administer the Hometown Scholars program using housing set aside funds.

Timeline for Step 1: Annual administration and reporting on funds expended and students assisted



Measure of Success for Step 1: First generation coll

3. What page in the submitted plan can this be found?

21

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality’s effort to implement the strategy.

Using the \$180,000 in housing set aside funds approved by the City’s Redevelopment Agency in June of 2023, the City continues to provide housing and retention resources to first generation University of Utah students from West Valley as part of the Hometo

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

N/A

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write “None.”

None

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households



displaced during redevelopment, changes in rents, etc.

During the reporting period, 46 students received assistance and 16 students graduated. This program has had a huge positive impact on the success of these first generation college students. The undergraduate graduation rate at the University of Utah is 3

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing “No”. Please make sure you have entered all information up to this point.)
Yes

Strategy 10

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

V

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality’s implementation plan.

Implementation Step 1: As required under subsection 10 of Section 10-9a-403.1, submit the necessary documentation for Fairbourne Station (centered around



the West Valley Central station) to Wasatch Front Regional Council and the Utah Transit Authority to

3. What page in the submitted plan can this be found?

22

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Implementation Step 1 for this strategy was to submit the necessary documentation for the Fairbourne Station Vision (centered around the West Valley Central station) to Wasatch Front Regional Council (WFRC) and the Utah Transit Authority to demonstrate co

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

N/A

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

As described earlier, WFRC indicated that the station area plan for Fairbourne Station should address the Valley Fair Mall. This decision has delayed the approval of the Fairbourne Station Vision.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This



question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The adoption of the original Fairbourne Station Vision and subsequent updates has led to a significant housing market response including the construction of 426 apartments and the approval of 330 additional apartments.

The creation of the other station area plans is underway so it is premature to address market responses.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



White city

Who is filling out this report?

Morgan Julian

Long-range Planner 2

mojulian@msd.utah.gov

385-377-3765

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://gis-opendata-gslmsd.hub.arcgis.com/datasets/gslmsd::msd-zoning/explore?location=40.666991%2C-111.907350%2C10.03>



When did the last zoning map or text amendment occur?

June 2023

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

There are 4 entitled single family units that have not pulled a building permit within White City.

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

There are no overlay zones within the City.



Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Up to 4 single-family units could be built given the current zone density.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

4 entitled residential lots have shown that all utilities are complete for the lot.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

All entitled lots are owned by an adjacent property owner. Presumably, these lots are valued by each owner as extra yard space. The barrier here is the willingness of the owner to sell the lot.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

White City is nearly built out, with the exception of these 4 lots. Nearly all of the City is subdivided, and staff have historically treated all single-family units within a subdivision as entitled. Subdivisions provide confirmation to staff that lot has received the necessary approvals and infrastructure for a residential unit to be built on it, thus entitling such unit. For this data, staff used subdivisions, address type, zone, and year built as parameters. Address type and zone helped identify which lots were considered "residential". Year built helped identify which lots are currently vacant. Once the lots were identified under these parameters, staff used the permit management software to identify which lots have pulled a building permit.



Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?

(select one)

Count of business licenses or permits to rent issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

There are currently 2 recorded Internal Accessory Dwelling Units in White City as of 2021.

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

0 building permits have been issued to construct an ADU in White City since August 1st, 2023.

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

0 business licenses to rent an ADU have been issued in White City since August 1st, 2023.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

No other type of permit has been applied for or issued for an ADU in White City since August 1st, 2023.

Recommendations

What types of support would be helpful to your community as you implement



the moderate income housing strategies?
(Select all that apply)

Model ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

N/A

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

B

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

- Q4 2023: Complete the Walk White City Plan to have an established



priority list of key pedestrian improvements.

- Q4 2023: Participate in the Wasatch Front Transportation Plan discussions.
- Q4 2023: Google fiber installation has been completed.
- Q1-Q4 2024: At least one or more grants has been applied for infrastructure projects.

3. What page in the submitted plan can this be found?

pg.37

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

White City took several actions in the past year to invest in transportation infrastructure to support moderate income housing and housing stability. In Q4 2023, White City adopted its' first active transportation plan called the "Walk White City Plan" (WWCP). This plan established a priority list of key pedestrian improvements within the City .

During the reporting period, progress was made on three active transportation projects identified in the WWCP. These projects included the placement of new sidewalks in areas intentionally selected in order to complete the transportation network and bolster Safe Routes to School. For example, in Q2 2024, White City began construction on Sego Lily Drive which is a heavily traveled thoroughway with no sidewalks and is used to access Eastmont Middle School. Investment in active transportation is an important way to reduce household costs, freeing up income that could instead be used toward housing. Active transportation also allows White City residents to age in place by reducing reliance on personal automobiles, enabling them to stay in residences that they already own outright or that are affordable to them .

Sego Lily Drive was also identified as a future active transportation route in the Wasatch Regional Front Council (WFRC) 2023-2050 Regional Transportation Plan (RTP). This plan is part of a larger regional cooperation effort that aims to address transportation infrastructure that will support future regional growth. This identification of Sego Lily drive as a critical corridor for improvement was in large part due to White City and Staff's attendance and participation in discussion for the RTP in 2023 and 2024. White City and MSD Staff will continue



to participate in these regional discussions for the remainder of 2024 as well as 2025.

In June 2024, White City in partnership with Travelwise, applied for Safe Streets for All (SS4A) Demonstration Grant in order to address other key priorities within the WWCP. If awarded, this funding will go towards temporary traffic calming infrastructure in areas in need of safety and active transportation improvements recognized in the WWCP. White City will use this opportunity to test and observe different types of temporary traffic calming techniques in order to identify what techniques are most effective in White City. The City will use this information for future permanent solutions. Traffic calming is vital for the livability and vitality of residential areas within White City. If awarded, the project will increase safety for non-motorists and allow for residents of all ages and abilities to more easily access their community.

White City also continued to invest in digital infrastructure in order to increase resident access to opportunity (including economic opportunity). White City features several home businesses and other employment opportunities that rely on Internet access. Expanding access to digital infrastructure can bolster resident income, improving the amount of housing that is “affordable” to that resident / household. In 2022, White City signed a franchise agreement with Google Fiber for the installation of fiber optics within the City. As of Q4 2023, White City has completed the citywide installation and continues to maintain its contract with Google Fiber.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

A land use decision has not been made related to infrastructure investments. Capital projects for each year are identified through the budgeting process with White City and the Greater Salt Lake Municipal Services District.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the



implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write “None.”

Funding for capital projects is always limited. White City pools its revenue with 5 other Towns and Cities, as well as Unincorporated Salt Lake County in order to pay for essential services. Every year, these communities compete for a limited capital budget. It is ultimately the MSD Board of Trustees that decides how funds get allocated. Planners and engineers try to supplement the limited budget with grant dollars, but project completion is always dependent on funding being available.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No changes have been observed as a result of this strategy. Investment in active transportation and digital infrastructure is a long-term approach, that may not yield results for several years. Over time, staff would rely on Census data on the Year Householder Moved into Unit and Esri data on the percentage of annual household budget spent on transportation in order to assess strategy success.

8. Links to supporting documentation (Optional)

<https://msd.utah.gov/368/White-City-Planning-Projects>

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing “No”. Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
 - ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.
- Q3 2023-Q2 2024: Study where residents are having a difficult time converting portions of a home to an IADU and direct reduced regulations to help with these problems.
 - Q1 2024: Reduce regulations related to expansion or conversion of a portion of their house for the purposes of adding an IADU.
 - Q3 2024: Consider adopting ideal scenarios and properties for IADUs and allow these properties to be eligible for a fast tracked and reduced cost application process.

3. What page in the submitted plan can this be found?

pg.35

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

During Q3 and Q4 of 2023, staff administered a survey for White City residents regarding barriers to ADU construction that could be addressed through ordinance or policy changes. The response rate on the survey was lower than expected, despite many attempts to market the survey (social media, newsletters, library flyers, etc.). Planning staff supplemented the survey results with a literature review of barriers related to ADU construction and presented findings to the White City Council in Q3 2024. As a part of the presentation,



staff made several recommendations for reducing household barriers to ADU development .

As a part of the survey findings, Staff noted that a desire for more accessible information about ADU regulations and a desire for detached ADUs to be permitted within the City were two barriers for White City residents. These barriers are also the quickest to address. One planning staff recommendation was that the Council authorize staff to explore scenarios where detached ADUs could be feasibly constructed and look into ordinance language that would allow detached ADUs in White City (currently, only internal ADUs are permitted). Another recommendation was for staff along with the City to hold a public Open House that discusses these scenarios and what ADU zoning regulations are currently in place as well as how the City can better inform the public on its land use regulations . Council has directed staff to explore possible standards and scenarios for detached ADUs and present to Council in September 2024. The Council will then take action to move forward with public input regarding detached ADUs and ADU regulations.

In Q1 2024, MSD staff, on behalf of White City, took the initiative to combine the land use application and building permit for ADUs into one application. This reduces regulatory hoops for homeowners to convert a portion of their home into an IADU during the application process. Although there have been no new applications from White City, the combined application has received positive feedback from applicants in other jurisdictions.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

During this reporting period, no land use decisions have been made to further implement this strategy. In Q3 2024, White City Council directed staff to explore potential land use decisions that will further this strategy. Since the majority of White City is built out with small single-family lots, the Council has directed Staff to consider standards that would allow for detached ADUs on small residential lots in the City.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in



describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

One barrier to implementing Strategy E is that there was low participation in the survey regarding barriers to ADU construction. Because of this, MSD Staff kept the survey open longer, and will seek more public input at upcoming community events that typically see large crowds of White City residents. This extended public feedback process has led to a delay in findings, presentation to White City Council, and paths forward.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

No changes have been observed.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

- Q1 (Annually): Continue to Promote Housing Preservation through a program or partnership.

3. What page in the submitted plan can this be found?

pg.38

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

In 2023, staff completed an analysis of lead paint exposure risk in White City. This analysis helped identify households that would most benefit from Salt Lake County's Lead Safe Housing Program, which provides needed funding to mitigate lead paint exposure and allow owners and renters to stay in their homes. In September 2023 (within the reporting period), staff attended a Community Resource Fair at the Sandy Library (closest branch to White City) to share information with residents about their risk level and resources available. In 2024, materials were sent out to White City residents through the Greater Salt Lake Municipal Services District advertising the lead paint program and providing direction on how to apply.

In addition to providing support through the Lead Safe Housing Program, the County continued to operate its other housing programs including the Green and Health Homes Program. These programs are funded in whole or part by grants received from the U.S. Department of Housing and Urban Development (HUD). One household from White City received aid through these programs in 2024.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

No land use decisions were made in relation to this strategy. White City appreciates the opportunity to partner with Salt Lake County in advertising the fantastic mitigation programs available to local households.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

One household received aid through the Lead Safe and Green and Health Homes Programs in 2023 and 1 household received aid in 2024. White City is looking to revise its' education and outreach effort to connect residents with available programs. The lead-risk analysis performed by staff is intended to help program leaders target outreach to residents with the greatest need. Materials have been shared through the MSD newsletter and social media and will be shared at the White City Southeast Township Days in August 2024. Planning staff have open communication with the County's Housing and Community Development team, to ensure that White City plays an active role in spreading awareness and enrolling households in the Lead Safe and other hazard mitigation programs.



8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Woods Cross city

Who is filling out this report?

Curtis Poole

Community Development Director

cpoole@woodscross.com

801.292.4421

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

https://www.woodscross.com/vertical/sites/%7B1E8AA2ED-77CC-41F1-8DA8-74322646B85C%7D/uploads/Zoning_Map_March_2021.pdf

When did the last zoning map or text amendment occur?

March 2021

Entitled Units

Entitled units are those units that have a legal right to be developed through

2044



the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

67

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

0

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

12+ vacant parcels

2045



From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

67

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Property owners are not ready to develop their vacant parcels.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Many developers have tried over decades, but property owners have not shown an interest in moving forward with any development.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units? (select one)

Count of building permits issued

Total known number of Accessory Dwelling Units recorded as of the report submission date:

13

Total number of building permits issued to construct an ADU in the county or



municipality granted between August 1, 2023 and July 31, 2024:

2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

2

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

0

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

Housing supply data,Housing needs data,Staff resources,Reporting technical assistance,Guidebooks for planning and reporting

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

The state needs to recognize the work that most cities are doing toward implementing MIH strategies (most above and beyond what is required) and SUPPORT those efforts instead of hammering cities every legislative session with additional requirements at the request of the development community. If the housing problem is to be solved, it cannot be the burden of the cities alone. The state and development community must be held accountable for their contributions or lack thereof.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.



A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

- Benchmark

Develop and adopt higher density zoning to support the development

Annexation and rezoning

- Timeline

The original timeline from the 2022 MIH Element adopted by the City Council, was September and December of 2023 respectively; however, no applications have been submitted for a development or annexation from the property owners. The City continues to meet and is committed to continuing to meet with the developer/property owner.

The City adopted its General Plan in 2019, which allowed for more higher density housing zones, especially in what the City refers to as the northwest quadrant.

The City has worked closely with developers and property owners on several hundred acres of vacant land in the city's northwest quadrant.

The current Council has indicated a willingness in work meetings to annex and rezone portions of the northwest quadrant from commercial to residential;



however, no applications have been submitted.

3. What page in the submitted plan can this be found?

1

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Throughout 2023 and 2024 the City has met with the developer and property owner multiple times to discuss development of approximately 80 acres.

The Council has indicated a willingness in work meetings to annex all the property and to rezone some of the property from commercial to higher density residential to support the development of the property.

The owner/developer is working with Rocky Mountain Power to potentially move high tension power lines to allow access to the property.

The City is waiting for the owner/developer to submit an application.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

Waiting for decisions of the property owner and Rocky Mountain Power

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

N/A

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken



is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

- Benchmark

The city will expand its study and planning area of the SAP to include the northwest quadrant.

As part of the SAP study, analyze, and adopt strategies to make a transit connection between the northwest quadrant and the FrontRunner Station.

- Timeline

2022 MIH Element timelines for these benchmarks were given as April 2024. Due to the retirement and hiring of a new Community Development Director, the consultant was not hired until July 2024. The SAP process will not officially begin until July 2024 with an expectation of a final plan in Q1 of 2025.

3. What page in the submitted plan can this be found?

2

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City along with WFRM, and UTA issued an RFP in April of 2024 to find consultants for the SAP.

The City, WFRM, and UTA held a kick-off meeting with the consultant for the SAP on July 30, 2024.

The City will include properties in the northwest quadrant of the city as part of the SAP. These areas should be included as the location of the FrontRunner Station is near a refinery. Some of the properties in the northwest quadrant have been rezoned to mixed-use and high density residential.

The City has been in discussions with a property owner wanting to develop near the FrontRunner Station which may result in a request to rezone from a mixed-use zone to a higher density residential zone.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Council approved the contract with the consultant for the SAP on July 16, 2024.

No applications have been made for development.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The process of working with WFRC and UTA to hire a consultant was delayed due to the retirement and subsequent hiring of the Community Development Director.

Waiting for applications from the developers to be submitted.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

N/A

8. Links to supporting documentation (Optional)



Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

V

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

- Benchmark

Woods Cross City will review the SAP making any necessary revisions to comply with present state requirements for SAPs.

Adoption of the SAP as part of the Woods Cross City General Plan.

- Timeline

2022 MIH Element timelines for these benchmarks were given as February and April 2024 respectively. Due to the retirement and hiring of a new Community Development Director, the consultant was not hired until July 2024 to begin the SAP. The SAP process will not officially begin until July 2024 with an estimated conclusion of the SAP and adoption in Q1 of 2025.



3. What page in the submitted plan can this be found?

3

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City along with WFRC, and UTA issued an RFP in April of 2024 to find consultants for the SAP.

The City, WFRC, and UTA held a kick-off meeting with the consultant for the SAP on July 30, 2024.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The Council approved the contract with the consultant on July 16, 2024.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The process of working with WFRC and UTA to hire a consultant was delayed due to the retirement and subsequent hiring of the Community Development Director.

7. Describe the changes observed and any other market responses identified



as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

N/A

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 4

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

H

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

- Benchmark



Amend Chapter 12-24 Off Street Parking and Loading of the zoning ordinance to reduce the requirement for parking for residential development at or adjacent to the FrontRunner Station.

- Timeline

The Council adopted ordinance 609 in June 2023, which amended chapter 12-24 of the zoning ordinance to decrease required parking for residential development adjacent to the FrontRunner station. Although the city has had discussions with developers, no applications have been submitted for review at the time of this report.

3. What page in the submitted plan can this be found?

4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City has had multiple discussions with an owner/developer of property adjacent to the FrontRunner Station since the adoption of the new parking ordinance. The City has reviewed preliminary plans only as the developer has indicated they may wait to see how the SAP affects their property. No applications have been submitted.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

None.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the



implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

No applications have been submitted by the developer.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

N/A

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 5

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an



investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

- Benchmark

Woods Cross City will draft ADU regulations to eliminate Planning Commission review and allow Staff review of ADU applications and determine compliance with the ADU standards and requirements.

Zoning ordinance amendment adoption by City Council.

- Timeline

The Council adopted ordinance 608 in May 2023, which amended Chapter 12-28 of the zoning ordinance permitting the Community Development Director to review and approve ADU applications. The previous ordinance required all ADUs to be reviewed and approved by the Planning Commission.

3. What page in the submitted plan can this be found?

4

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

The City is tracking the number of ADUs through applications submitted and approved.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Two applications have been approved.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe



the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Since the adoption of the ADU ordinance (12-28-122) in 2021, there have been a total of 13 ADUs which have been approved.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.