WORKFORCE SERVICES
HOUSING & COMMUNITY DEVELOPMENT

Moderate Income Housing Program

2025 Annual Report Submissions

REPORTING PERIOD AUGUST 1, 2024 TO JULY 31, 2025

https://jobs.utah.gov/mihreporting

Program Summary

The Moderate Income Housing (MIH) Report is an annual requirement for 95 municipalities and counties which meet population criteria described in Utah Code 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.

The report contains two key sections, the initial report section and a progress report section. In the first year, they submit an initial report that updates this section and outlines the strategies they plan to implement. In subsequent years, they provide follow-up reports detailing the progress they've made on those strategies.

Utah Code 10-9a-408 (6) includes incentives for cities which go above and beyond the minimum compliance requirements, including qualifying to receive Priority Consideration for Transportation Commission Funds or projects described in Utah Code 72-1-304 (1)(a), for transportation projects within the boundaries of the Municipality.

Communities that do not submit their annual report or do not meet the minimum requirements are ineligible for Transportation Commission Funds or projects described in Utah Code 72-1-304 (1)(a), for transportation projects within the boundaries of the Municipality. Non-compliant communities also must pay a $250/day penalty fee and $500/day for a second consecutive year of non-compliance (Utah Code 10-9a-408 and 17-27a-408).

This report documents the annual MIH report submissions as of August 1, 2025.

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Alpine city

Who is filling out this report?
Ryan Robinson
Assistant City Administrator and Planner
ryan@alpineut.gov
801-756-6347

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:e7e44f6f-cb43-4ae5-a847-2899f912e7ff

Link to general plan, moderate income housing element:
chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.alpineut.gov/DocumentCenter/View/309/General-Plan-2021-2041

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

E

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For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

E

Alpine City continues to allow all internal accessory dwelling units in all zones within the city. We recently partnered with MAG and Opticos Design to participate as an example city for a missing middle housing (MMH) toolkit that will be rolled out state wide. During this study, the consultants identified several "nodes" or areas where such items as detached ADUs could be located and succeed based on their location and the size of the lot. This plan will be completed near the end of 2025, the City will then identify areas to increase ADU construction.

K

Alpine City has put into place a good landlord incentive program where if the applicant shows proof of completing a good landlord course we waive all fees related to their rental. This year, we made significant pushes through social media and the city newsletters to make residents aware of this program. This year we've also notified those with accessory dwelling units of the program when they come in to renew their licenses. We are planning to review their impact at the beginning of the new year after January to find what ways are making the most impact.

L
Alpine City allows home builders the opportunity to have their impact fees for sewer and storm drain reduced by up to 50% as of it's passing in July of 2023. While we have had very few subdivision applications since then, none that have been built have wanted to qualify for Moderate-Income Housing. With our new Missing Middle Housing element of our main street plan, various options could come available that will qualify for moderate-income housing. We have developed an information flyer to provide for these new builds.

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://www.alpineut.gov/DocumentCenter/View/571/Zoning-Map-2023

When did the last zoning map or text amendment occur?
February 6th 2024 Latest Zoning Map Update. Text Amendment impacting MIH Subdivision ordinance update February 2024.

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
251

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.
Apr-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.**
192

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.**
79

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 parcels in Alpine faces issues regarding grade and slope. While many of the lots appear to be large, many of them are unbuildable due to the grade and slope of the area. This is especially true for the vacant parcels around the perimeter of the city.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
Most of Alpine is built out as is, with only a handful of large parcels near infrastructure that will provide major developments 3+ subdivisions. We have not seen the market support more affordable housing efforts here that would produce increased housing options within the city as new builds.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
172

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
16

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
90

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0- We only require an ADU permit.

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

As part of this strategy, we did several things to help implement increased ADUs within the city. We made the process easier for the applicant, we made internal ADUs a permitted use in each zone in Alpine with the only review being related to building standards. They no longer need to go through any additional meetings. We also created a plan in partnership with MAG & WFRC to be the city example for a missing middle housing tool kit. As part of this plan we held community open houses to educate residents on the benefits of missing middle housing. The plan identifies areas within the city where specifically ADUs would be successful. This year we also updated our MMH plan looking forward up to 2030. The goals referenced 2024 so we also reviewed and identified ways to improve each mentioned strategy for the next five-years.

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 establishing a housing loss mitigation fund. Alpine City created a good landlord program to allow those with rental units to take a course in order for fees to be waived from the city. Since that time it was created we have created social media posts, included the program in multiple city newsletters that go to every household in the city, and included it in information to new or renewing ADU applications.

L

Reduce, waive, or eliminate impact fees related to moderate-income housing Alpine City adopted a policy that reduces certain impact fees up to 50% if it can be considered a MIH. Since

this option has been made available we have not had any new builds or those connecting to the sewer be eligible for this option. Alpine City staff has studied this issue, and is making recommendations to the Council to include additional impact fee reduction options to entice more builders to use this to reduce home costs.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

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An open house was held in November of 2024 specifically to focus on missing-middle housing (MMH). Residents had an opportunity to identify what type of housing would be successful and implemented within the city. We are almost finished (end of 2025) with our Main Street Master Plan which also identifies MMH strategies that can be implemented within the city. This plan was studied to identify what areas and character should be implemented for MMH to be successful in Alpine. A moderate-income housing plan was updated to better reflect current population estimates and updates to strategies through the year 2030 (Ordinance 2025-04). No changes were made to the strategy but how the city will implement it based on the studies mentioned above.

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As part of this strategy Alpine City has accepted any course certificates dealing with a Good Landlord program. We have also notified residents through social media, city website, and the city newsletter for multiple months. There is a landing spot which has been created and updated this last year for the most up to date information. We are now creating a letter to be sent out to any new or those who need to renew their ADU application this year letting them know of the program as well. All ADU fees are waived as part of the completion of this program.

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We continue to make this option available and advertised to those who are building within the city. Staff has started a study to identify new potential impact fees that can be added to those that can be reduced or waived if a house meets MIH requirements.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E

A Ordinance was created to amend the moderate-income housing element of the general plan (O2025-04). This updated our goals for the previously designated strategies. We are creating a Main Street Master Plan that will identify areas of the community where Missing Middle Housing will be appropriate, including potential detached ADUs. Multiple meetings & Open houses have been conducted focused on improving housing affordability options, primarily ADUs. The City Council has asked staff to work on a draft ordinance for allowing detached ADUs within the city and it has been discussed in multiple City Council meetings.

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This past year we have began monitoring various rental websites in order to identify potential listings of what is deemed affordable housing within the city. Our goal is once one is listed to reach out and encourage this program to be implemented. This decision by the city will add on and help spread the word regarding the program. The Council has discussed this program in Council meetings and approved the various channels of communication identified in previous questions.

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The decision from the Council was made to direct staff to review other forms of impact fees in order to make this option more attractive and more likely to be used by contractors.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

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None

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Most of these good landlord programs are between 4-8 hours long. Some of the barriers we hear about include time constraints for the property owners. Any housing deemed affordable is hard to come by in Alpine due to market forces. The fee being waived may not be as much as an incentive, but it is intestinally designed to be low so people will take advantage of the program.

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Since its adoption we have not had any new builds that would require an impact fee meet the qualifications for affordable housing. We also have special service districts that control how much we charge for certain impact fees that directly relate to them. Staff has spent this reporting cycle reviewing what impact fees could be reduced or waived if certain affordable housing criteria can be met.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

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We have continued to see internal ADUs being constructed and renewed for rentals within the City. We are waiting on results from studies before moving forward with any additional changes.

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There have been three (3) applicants so far. The program is fairly new and we are working on new ways to get the word out or make the program more inviting to participate in.

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We have not had any contractors or builders take advantage of this program as to date. None of the new builds that require an impact fee have been willing to meet standards for affordable housing.

7. **Links to supporting documentation** *(Optional)*

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https://www.alpineut.gov/189/Accessory-Apartments-101 https://www.alpineut.gov/280/Main-Street-Small-Area-Plan

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Attachment to supporting documentation *(Optional)*

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F_O6WW3HywzLNbkDT
MIH 2025 Report Update_202507171237395042.pdf
343287
application/pdf

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FEEDBACK & 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,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)*
Providing data the city can use to complete these reports would be the most helpful. We can really only see the amount of people who take advantage of these programs we offer, but have a hard time knowing their impact on the market. Cities are also required to meet certain criteria(subdivision reviews, MIH strategies, and review periods for example) it would be helpful for the state to start putting requirements on those wanting to subdivide and raise densities to show how they are going to contribute to more affordable housing.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://americanfork.gov/276/Planning-Department or
https://americanfork.gov/DocumentCenter/View/16974/2024-04-13R---General-Plan-Amendment---Moderate-Income-Housing?bidId=

Link to general plan, moderate income housing element:
https://americanfork.gov/276/Planning-Department or
https://americanfork.gov/DocumentCenter/View/16974/2024-04-13R---General-Plan-Amendment---Moderate-Income-Housing?bidId=

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://afgis.maps.arcgis.com/apps/Viewer/index.html?appid=63399917f54f43f3b17571965f0fbc35

When did the last zoning map or text amendment occur?
13-May-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
6233

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.**
1721

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.**
422

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 gathered for potential developable parcels is based off of gross acreageTOD gathered information is based off percentage amounts of Block Types and Lot Types within the American Fork City Code and overall development project. Lot Types will have specific density requirements with specific percentages for an overall development project.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
The data gathered for potential development is based off of gross acreage per zone. Information was gathered by minimum lot sizes for the respective zones / 43560 (gross acre). For example the R1-9000 zone has an minimum of 9,000 s.f. for lot size. 43560 / 9000 = 4.84 DU/acre. Information was gathered from currently zone parcels within American Fork City Territory. The information was based off vacant residential parcels and does not incorporate any requirement of common open space for other developments. The information gathered does not include any civic or public space (parks/open space). The dwelling unit totals, for the first question for entitled units, are potential units with mixtures of single-family detached homes, townhomes, and apartments.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
29
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
10

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
11 - for short term rentals

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
11 - short term rental business licenses

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

U

The following steps are the entire implementation steps to be taken to ensure complete implementation of strategy:1.Contract with Consultant for Preparation of SAP 2.Coordinate with MAG and Partners to identify SAP area of interest3.Prepare Public Engagement Strategy4.Prepare Draft of Plan5.Identify Funding Sources and Implementation Strategy6.Prepare Final Plan for Adoption7.Seek Adoption of Plan by Planning Commission and City Council 8.Certification of Plan by Certifying Body To date, steps 1-6 have been completed, and steps 7 & 8 are scheduled for completion. A joint work session for City Council and Planning Commission has been scheduled, prior to placing the plan on the agenda for approval. The plan is scheduled for inclusion on the September MAG SAP Policy Committee meeting for Certification. Many of these steps were complete in the last reporting year and prior, 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, and a robust consultation period and engagement meetings with UTA to coordinate plans and efforts was required to ensure a feasible and implementable plan could be created. While steps 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 need for further engagement on the plan. Expected certification at the September 2025 MAG SAP Policy Meeting. A sooner certification was anticipated, however, delays in feedback from some consultation and engagement groups as well as timing of certification meetings has marginally impacted initial planned timeline.

P

The intention of this strategy is to utilize funds from a moderate-income housing set aside to support the creation of a program to support moderate-income housing purchasing and rental assistance. This strategy is linked with another adopted strategy which is the programmatic side of the overall linkage. 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 Use2.Create Plan/Program for how funds can be used to "create or subsidize moderate-income housing3.Utilize funds4.Prepare Annual Statement of Funds Provided and Funds UtilizedTo date, steps 1-3 have been completed. Step 4 is awaiting accomplishment until after we roll the program out and expend funds. The anticipated timeline for this is Spring 2026.

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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 Program2.Create Program Outline3.Seek Program Approval from City Council4.Implement program in conformity with approved program policiesSteps 1 & 2 are complete. Step 3 has been partially completed. A draft program has been created and is scheduled to be presented to the City Council for approval. This is an advancement of last years work, and should allow for the completion of the strategy in line with established timeline. Step 4 is reliant on program being approved.

H

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 requirements2.Identify strategy to reduce or eliminate parking requirements3.Prepare draft of code text amendment 4.Present to Planning Commission and City Council for approvalPrior 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 2022-04-18, 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.

G

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 corridors2.Research options to amend land use regulations3.Present best options for American Fork in terms of potential land use amendments4.Create draft of amendments for approval by Planning Commission and City CouncilIn 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.

E

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 & EADU2.Presentation to City Council on options/alternatives3.Creation o

A

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 Development2.Prepare Draft of Map for R

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

U

A final draft was created, and circulated to the different stakeholder groups for review. There were some considerable comments and questions identified by UTA as a major stakeholder, so further revisions needed to be made. From August 1st 2024, staff, the consultant team, and UTA have had 3-4 coordination meetings to address and overcome all issues and make some significant revisions to the draft plan. A presentation was made to the City Council and Planning Commission of American Fork to prevent the proposed vision of the plan and discuss the challenges experienced. After this, there was a final suggested edit to be made after comment form the City Council. This has now been complete, and the final version of the plan is ready to move forward in August 2025 to the relevant approval meetings, and to be brought before the SAP Committee for certification in September 2025. Once this is done, this strategy will be complete, and the implementation phase of the plan will commence.

P

At present, staff has identified the funds to be utilized, identified a budget for the program through a CRA budget for the identified program, and are in the process of accruing sufficient funds to roll out the program. It is anticipated that by the end of the 2025 calendar year, the funds will be transferred to the program budget to begin the program year in January of 2026.Step 4 will be able to be implemented at that stage and reported on. The finalized program that is to be used to expend the funds is scheduled to be discussed with City Council in September 2025 to adopt the program.

N

Steps 1 & 2 were accomplished prior to this reporting period. Step 3 is currently underway. A draft program has been created, and is awaiting City Council review and approval.

H

This strategy has been implemented in it’s entirety, and is fully available for the support of development through providing reduced parking in a key specific area of the City.

G

The strategy was implemented prior to the 2025 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.

E

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. Draft regulations have not been finalized. These will be crafted upon discussion with City Council and Planning Commission based on further information related to study's being conducted by staff.

A
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 after review with the property owner. Planning Commission made a decision to recommend approval of the zone change. The City Council approved the application for rezone, and the land has been rezoned, with some preliminary concepts having been presented for review prior to a formal application submission being made. As a result of this action this year, and other land being rezoned last year, the City believes that this strategy has been accomplished and implemented as required.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

U
Project is scheduled for Planning Commission and City Council review and action. These approval steps have yet to take place, but are scheduled for August 2025 to be on the SAP Committee meeting in September for Certification. No final decisions have been made at present, however, these are the anticipated steps that are being reported on.

P
The implementation of this strategy is based off of the past land use decision of rezoning and the creation of a CRA to create our TOD. The strategy itself is a program based strategy, and as such, no land use decisions will take place as any decisions will be legislative or administrative.

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

H
No further decisions have been made in this recent reporting period. The framework is in place to approve developments with reduced parking, upon receipt of a compliant application in the respective area of the City. The ordinance has been utilized to count on-street parking stalls towards the required off-street requirement for a number of projects since adoption.

G

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 facilities future development at significant densities which are conducive to the creation of moderate-income housing.No further land use actions have taken place to implement the tasks listed above, as the strategy has been implemented, and is currently a part of the City's land use code, as required by the strategy. This strategy is fully implemented and now forms a component of the development requirements in the TOD zone of American Fork.

E

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 as this initial amendment is to support future steps which will be taken during the joint work session to review the requirements for EADU's, and is central to the discussions of how accessory structures can be used, and the other requirements related to their size, location, etc. Anticipated timeline for final land use decisions to be made is November/December 2025, which is in line with the implementation plan.

A

The property was rezoned on January 28th 2025 under ordinance 2025-01-03. This is in addition to other land that was also rezoned last year. This decision supports the implementation of the strategy by rezoning land to a high-density residential use, in l

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

U

One of the major barriers to achieving this strategy relates to coordinating reviews with UTA—response timelines are insufficient to moving forward at a reasonable level and coordinating reviews with UTA caused significant delays to getting the project to an adoption stage. This has resulted in significant delays pushing the implementation timeline past the intended date.

P
No further barriers have been encountered than what was reported last year. The City is currently waiting to accrue sufficient funds to expend through the linked program that will support this strategy implementation.

N
The only barrier so far has been finding an organization to administer the program. As a result, staff anticipates administering the program in-house, unless a suitable organization is identified to do so on the City's behalf in advance of program rollout.

H
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

G
Some feedback has been received that the density is not conducive to promoting moderate-income housing, and that the density minimum is too high base don current market conditions and the cost of materials for construction. As a result, no development has occurred, however, new land has been annexed into the area, and the owner and developer has engaged with the City in some in some deep concept design of the property. A formal application is expected in the coming months.

E
The only barrier experienced is still the same as last year, and that is the unknown impacts to service infrastructure in some older parts of the community that 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, and what service supports may be required based on aged infrastructure. Conducting the analysis will support implementation of later steps of this strategy and ensure the strategy is implemented.

A
The only barrier encountered so far is the potential reduction of future light industrial space for development, as future areas for such zoning and development are limited.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

U

N/A

P

No observed market responses, as program not implemented yet.

N

No market responses observed as program has not been implemented.

H

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.

G

None

E

No evident changes observed at present.

A

No market responses are evident yet. As mentioned in an above section, we have received concept plans from the owner that we are working through in the hopes of receiving a formal application in the coming months.

7. **Links to supporting documentation** *(Optional)*

U

P

N

H

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

G

E

A

Attachment to supporting documentation *(Optional)*

U

P

N

H

G

E

A

FEEDBACK & 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

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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
801-849-9466

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://bluffdale.gov/DocumentCenter/View/8521/Ordinance-2022-15---Adopting-Moderate-Income-Housing-Element

Link to general plan, moderate income housing element:
https://bluffdale.gov/DocumentCenter/View/5099/2022-MIHE-of-the-General-Planpdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://bluffdale.maps.arcgis.com/apps//index.html

When did the last zoning map or text amendment occur?
The most recent zoning map amendment occurred February 26, 2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
1,493

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.
18

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.**
1,493

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 to demonstrate availability.

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 overall cost of construction (labor and materials) remains high; public concerns regarding increased density (traffic impacts) and expected demands on utilities (primarily drinking/secondary water); geographical challenges (substantial grade changes), access across utilities and canals are difficult to obtain from companies; limited amount of remaining developable land; developers report interest rates are prohibitively high for securing funding.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
99 units entitled through Grove at Bringhurst Development Agreement, nearly 1,000 entitled units are multi-family and owners' interest/financial ability to develop is currently limited.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
We utilize building permits and administrative land use permits to determine the total number of existing ADUs, but we do not track whether the units are "for-rent" or if they are occupied by guests/family of the property owner(s).

Total known number of Accessory Dwelling Units recorded as of the report submission date:
58
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
5

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
N/A - We do not require 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, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
8 administrative permits is.sued on top of building permits listed previously.

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

E

F

P

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

Our prior report anticipated the completion of our ADU Toolkit project in February 2025. This toolkit is intended to make the ADU regulations more accessible to the community and to provide resources for them to create site plans and investigate funding options.

F

Our prior report discussed the Reagan Cove Senior Living development which was entitled through a higher-density zoning designation. The project, currently under construction, was expected to be completed by December 2025, but the Developer indicates it may take a little longer due to market constraints. In addition, our prior report indicated we would continue discussing higher-density and rezoning options with the Community and City Council through the FY 24-25 Year.

P

The City of Bluffdale provides an annual payment to the Bluffs Apartments to offset the costs of rent and to maintain an affordable rent level. The prior payment to the Bluffs was made on July 1, 2024.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E

The ADU Toolkit was completed on December 12, 2024 and has since been published in the citywide newsletter, on the city website and social media, and presented at numerous community events. Residents have expressed a strong appreciation for the Toolkit and often reference it when asking clarifying questions. Several property owners have submitted for ADU approval since the Toolkit was published.

F

On February 26, 2025, the City Council approved Ordinance 2025-06 to rezone approximately 5 acres to entitle the development of 99 townhome units where 1 detached single family unit was previously entitled. This rezone took place within the Bringhurst Station project area, which is nearby Redwood Road, Porter Rockwell Boulevard, Mountain View Corridor, and Camp Williams. The Applicant (Edge Homes) has now submitted a site plan and plat application for the first phase of the new development and intends to begin construction by the end of 2025.

P

On July 3, 2025, Bluffdale will provide its annual payment in the amount of $116,530 to the Bluffs Apartments to offset the costs of rent and building maintenance and to maintain an affordable rent level.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E

Beyond completing the Toolkit no additional land use regulations have been enacted, however, during the final review of the Toolkit the City Council expressed an interest in reviewing (and potentially amending or removing) the prohibition on separate addressing and utilities metering.

F

Same as above.

P

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

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E

None

F

None.

P

None.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

Community members and residents have expressed gratitude and excitement over the published Toolkit and have expressed that it simplifies the application process.

F

The Developer has submitted a site plan and plat application for the first phase of the development and is considering purchasing additional property to expand the development further. The first phase includes 50 units and the second would include the remaining 49 currently entitled. We anticipate approval of the site plan and plat applications and commencement of construction by late 2025/early 2026.

P

Payment to the Bluffs Apartments has resulted in a lower rental cost to residents.

7. **Links to supporting documentation** *(Optional)*

E

https://bluffdale.gov/883/ADU-Toolkit

F

https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/bluffdale/ordinances/documents/1740768802_ORDINANCE%202025-07.pdf

P

Attachment to supporting documentation *(Optional)*

E

F

P

FEEDBACK & 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)*

N/A

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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
801-298-6190

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.bountifulutah.gov/file/daf563ea-1c81-4d51-b22f-15cfb42a6fa8

Link to general plan, moderate income housing element:
https://www.bountifulutah.gov/file/5e118e8c-04b1-45ce-9885-0a03e2fac139

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
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?
8-Jul-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
103

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.**
164 parcels and 469+units which could be built on said parcels. Density maximums are not regulated in the Downtown 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 notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, 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), or vacant lots.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
ADU Land Use Applications

Total known number of Accessory Dwelling Units recorded as of the report submission date:
115
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
4

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
N/A Bountiful City does not issue 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, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
N/A Bountiful City does not issue other permits/licenses for ADUS

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

E

F

G

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

Create or allow for and reduce regulations related to internal or detached accessory dwelling units in residential zones. Promote the establishment of ADUs by printing an educational article regarding ADUs on the City's newsletter twice a year, every March and September. By March 2023, dedicate an ADU web page with policy, codes, link,etc.

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. 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.

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. 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. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E

Bountiful ADU articles were published in September 2024 and January 2025. The Bountiful ADU web page was active and maintained from August 1, 2024 to July 31, 2025, and updated on April 2, 2025.

F

The City Council held a General Plan work session discussion on August 13, 2024 (https://www.bountifulutah.gov/file/ab4c7a4c-fd87-4458-ab79-945b7f12ff5a). The Council reviewed the drafted Transportation and Circulation Element, focusing on how active transportation principles were incorporated throughout the draft plan. The discussion addressed policies and actions related to Complete Streets, connectivity, walkability, amenities, activity centers, and multimodal integration to ensure they aligned with the City's needs and resources. The Council's input provided direction for refining the element before final adoption.The City Council held a General Plan work session discussion on August 27, 2024, to review the drafted Existing Conditions Report (https://www.bountifulutah.gov/file/5c83bf0b-85d2-4552-9caa-a87ad1acf241). The Council examined the report's sections, which include an introduction, population and demographics, land use, economy, housing, transportation, and services and infrastructure, to ensure they accurately reflect current conditions, historical trends, and future projections for Bountiful. The Council's input provided direction for refining the report as part of the comprehensive general plan update.The City Council held a General Plan work session discussion on September 10, 2024, to continue its review of the drafted Existing Conditions Report (https://www.bountifulutah.gov/file/16e74377-c8f3-445f-b36a-11b67fa29402). Building on prior feedback from the August 27 meeting, the Council focused on evaluating the remaining sections: economy, housing, transportation, and services and infrastructure; considering whether the descriptions accurately reflect current conditions, whether supporting graphics effectively clarify the text, and whether any additional information should be added. The Council's input guided further refinement of the report as part of the comprehensive general plan update.The City Council held a General Plan work session discussion on September 24, 2024, where Planning Director Francisco Astorga led a review of the Existing Conditions Element. No staff report was provided (https://www.bountifulutah.gov/file/20b272a8-4d60-40c1-bdb0-f1d92331e026). The Council requested clearer sales tax definitions, inclusion of online sales data, a boundary map, updated housing data with ADU counts, and minor edits to the transportation section, including noting UDOT ownership of 500 South and 500 West. Concerns were also raised about discrepancies in consultant traffic and accident data.The City Council held a General Plan work session discussion on October 22, 2024, to continue its review of the drafted Existing Conditions Report (https://www.bountifulutah.gov/file/1725d738-9b25-4ad4-938c-bd0298162c9f). Following the September 24 meeting, where the Council reviewed the economy, housing, and part of the transportation section, this session focused on completing the evaluation of the transportation chapter and beginning the review of the services and

infrastructure section. The discussion considered whether the descriptions accurately reflected current conditions, whether supporting graphics clarified the text, and whether any additional information was needed. The Council's feedback provided further direction for refining the report as part of the comprehensive general plan update.The City Council held a General Plan work session discussion on November 26, 2024, to review the drafted Economic Element of the General Plan (https://www.bountifulutah.gov/file/4879c7df-119c-437d-bcdd-263f126494b5). The discussion focused on the assumptions and findings of the Existing Economic Conditions study prepared by Zions Public Finance in October 2022 and how these findings align with staff's experience regarding city revenues and operations. The Council's feedback provided direction for refining the Economic Element as part of the comprehensive general plan update.The City Council held a Retreat on January 9–10, 2025, which included a General Plan workshop on January 9 to review the Future Land Use Map (https://www.bountifulutah.gov/file/41e1b87f-1bf0-4406-94a1-3dec13725740). Staff highlighted the need to include residential zones in the update and reviewed each place type's purpose as the Council evaluated boundaries. While the Parks and Open Space and Foothills maps were approved, the Single-Family Residential, Mixed Use Residential, and Transit Ready Development maps required significant revisions. The Council directed staff to redraw these boundaries based on their feedback and return with updated versions for further review. This discussion was robust, involving active deliberation between City Council and City officials, and was supported by interactive polling software and drafted maps to assist in decision-making.The City Council held a General Plan work session discussion on January 28, 2025, to review the amended draft of the Future Land Use Map (https://www.bountifulutah.gov/file/37f80651-8c03-43e1-a316-7da873902d30). The revised map reflected Council's direction from the January 9 retreat regarding the boundaries for the Parks, Open Space, and Civic; Single-Family Residential; Neighborhood Mixed Residential; and Transit Ready Development place types. The discussion focused on confirming whether the updated boundaries were ready for public review in coordination with the upcoming Planning Commission process. The Council's input guided the next steps in finalizing the map for the general plan update.The City Council held a General Plan work session discussion on February 11, 2025, to review the further amended draft of the Future Land Use Map (https://www.bountifulutah.gov/file/bd27e535-5344-41bb-bb92-80bfe68a4ae7). Updates reflected prior Council direction from the January 9 and January 28 meetings regarding multiple place types, including Downtown, Corridor Commercial, Community Commercial, and residential categories. The discussion focused on confirming boundaries for the Community Commercial Overlay, Neighborhood Center (and Overlay), and determining whether single-family cottage courts should be allowed in the Single-Family Residential place type. The Council's input provided final guidance needed to prepare the General Plan draft for public hearing and Planning Commission review.The City Council held a General Plan work session discussion on March 25, 2025, to review and provide direction on the compiled drafted goals and actions of Bountiful by Design (https://www.bountifulutah.gov/file/cfc5402e-24c5-4514-92d5-8bf1ca550b05). The session presented a comprehensive overview of all goals and actions, organized under the guiding principles of a welcoming, business-friendly, connected, active, efficient and resilient, and friendly community. This holistic review allowed the Council to evaluate how each element interconnects to support the city's vision and long-term strategic objectives. The Council's input at this meeting helped refine the goals and actions to ensure

alignment with the overall framework of the General Plan.The City Council held a General Plan work session discussion on April 8, 2025, to continue its review of the compiled drafted goals and actions of Bountiful by Design (https://www.bountifulutah.gov/file/884b8d0e-8830-4a63-b1ae-8ff1bc07629b). Building on previous discussions, the Council examined the goals and actions organized under the guiding principles of the plan to ensure they fully aligned with the community vision and long-term objectives. This session allowed for additional feedback on how the individual elements interconnect, providing further direction for refining the goals and actions before finalizing the comprehensive General Plan.Over the past several months (April–July 2025), Bountiful City staff continued work on the General Plan following Council direction. On July 30, 2025, the City published the drafted General Plan and the drafted Future Land Use Map to solicit public comments and to provide the Planning Commission with more than 30 days to review the official draft ahead of its scheduled consideration on September 2, 2025. This release reflects the City's commitment to transparency, ensuring that residents, stakeholders, and decision-makers have ample opportunity to review, understand, and provide input on the proposed plan before final adoption.All of these actions, carried out through various public meetings during the reporting period, demonstrate meaningful progress by the City Council in guiding the General Plan update. This process ensures that the final plan, including its Future Land Use Map, will be a well-informed and valuable tool for shaping Bountiful's long-term growth and development.

G

Bountiful City surveyed and compiled a Renaissance District inventory June 2025. Staff gathered data for properties in the Renaissance Mixed Use District consisting of the following characteristics: parcel ID, lot size, land use type, number of stories, business name if applicable, building size, and building height.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E

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. To further promote ADU establishments, Bountiful City Council approved a land use text amendment to add enhanced accessory structure height and setbacks, which would potentially increase the number of two-story ADUs, and ADUs to be built above a garage.

F

The Comprehensive General Plan is still in progress as Bountiful City continues to work toward completion based on the series of City Council work sessions held between August 1, 2024, and July 31, 2025. The Planning Commission is scheduled to review the Draft Comprehensive

General Plan on September 2, 2025. During this reporting period, a property was rezoned for mixed-use along a major transit investment corridor on December 10, 2024. Several significant land use decisions were made to advance the strategy. These included City Council direction on refining the Future Land Use Map boundaries, incorporating active transportation principles into the Transportation and Circulation Element, and updating housing data to include Accessory Dwelling Units. These decisions provided clear policy direction, ensuring that the upcoming General Plan will align with community needs and serve as a foundation for future zoning updates and land use regulations that implement the City's long-term vision.

G
Bountiful City approved a rezone and ordinance for a property along a major transit corridor to Mixed Use Residential, named Hidden Gardens on December 10, 2024.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E
None.

F
The City encountered a barrier and delay between August 1, 2024, and July 31, 2025, primarily due to the complexity of coordinating multiple General Plan elements and incorporating extensive feedback from the City Council, Staff, and the Public. The detailed review process required additional work sessions to address unresolved issues identified by the City Council, such as refining the Future Land Use Map boundaries and revising data inconsistencies in the Existing Conditions Report. These revisions, along with the need to integrate active transportation principles, housing data updates, and economic analysis, extended the timeline. Despite these challenges, the City advanced the strategy by completing the draft General Plan, publishing it for public comment, and preparing it for Planning Commission review, ensuring compliance and continued progress toward adoption.

G
None.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

Bountiful City has received 12 ADU applications from August 1, 2024 to July 31, 2025. The previous year, Bountiful City received 9 ADU applications. The actions of implementing this strategy have shown a positive response.

F

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

G

N/A Evaluting the findings of these district areas has not occured, yet. The plan is to evaluate the districts at the end of 2025.

7. **Links to supporting documentation** *(Optional)*

E

N/A

F

G

Attachment to supporting documentation *(Optional)*

E

F

G

FEEDBACK & 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

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.boxeldercountyut.gov/DocumentCenter/View/379/Resolution-23-01-MIH-Report-Approved-PDF

Link to general plan, moderate income housing element:
https://www.boxeldercountyut.gov/DocumentCenter/View/378/Moderate-Income-Housing-Plan-2022-Update-PDF

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://beco.maps.arcgis.com/apps/instant/basic/index.html?appid=decfc0e5a98e4827bd4fea72ea260f32

When did the last zoning map or text amendment occur?
Zoning Map: May 2025; Text Amendment: July 2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
206

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.**
206

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 notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
We could only go off of platted subdivisions and approved minor subdivisions. Looking at every parcel would take an enormous amount of time.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
25
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
5

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
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, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
N/A

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

E

L

Q

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

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. Since 2023 Box Elder County has promoted 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. Since the last report, Box Elder County approved 5 detached ADU's.

L

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.Staff has been working on a draft scope for this impact study fee.

Q

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.Staff has started working on a draft scope for the impact fee study.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E

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; June 19, 2024; September 29, 2024; December 13, 2024; May 6, 2025; and July 28, 2025.Additionally, Box Elder County removed the CUP requirement for ADU's and made them an administrative review with Ordinance 618 on March 12, 2025.

L

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 May 28, 2025 with Resolution 25-05.

Q

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 April 28, 2025 with Resolution 25-06.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E

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 medial blitz.Box Elder County removed the CUP requirement for ADU's and made them an administrative review with Ordinance 618 on March 12, 2025.

L

Box Elder County passed Resolution #25-05 on May 28, 2025, indicating that Box Elder County is committed to eliminating and not implementing impact fees related to moderate income housing.

Q
Box Elder County Passed Resolution #25-06 on April 28, 2025, indicating that Box Elder County is committed to eliminating and not implementing impact fees related to Accessory Dwelling units.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

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

L
Our hands are tied by not having the infrastructure needed for any meaningful density of housing.While we do not have the infrastructure needed, we are required to report on this, yet there are smaller cities that don't meet the population threshold that have the infrastructure that is needed for these types of development.

Q
Our hands are tied by not having the infrastructure needed for any meaningful density of housing.It is interesting however that because we meet the population requirement, we have to submit a report every year. But other cities that do not meet the population requirement but have the necessary infrastructure do not have to submit a report or participate in the moderate income housing problem.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E
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…This has not changed and is not expected to change any time soon.

L
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…This is unlikely to change.

Q
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…This is unlikely to change.

7. **Links to supporting documentation** *(Optional)*

E

L

Q

Attachment to supporting documentation *(Optional)*

E
F_2EFZ3yOLJPCNWgP
Ordinance 618 - Signed.pdf
671196
application/pdf

L
F_2EtQVuxfFBCztks
Resolution 25-05 - Signed.pdf
29560
application/pdf

Q
F_1omVaL5RYpXPeDq
Resolution 25-06 - Signed.pdf
29236
application/pdf

FEEDBACK & 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

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 ½-acre lot density (higher upfront and ongoing cost for both the land and the septic system). • Rural counties do not operate water = development are often 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.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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 and Economic Development Director
plarsen@bcutah.gov
4357346603

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/4521/brighamcity/5394313/00001_Ord._25-06_-_Updates_to_the_General_Plan.pdf

Link to general plan, moderate income housing element:
https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/4521/brighamcity/5398006/Appendix_A_MIH_Plan_03.06.2025.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

A
C
F
O
P

For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

A

Analyze the area within Brigham City's jurisdiction to determine where there are opportunities to amend the General Plan map to provide for additional areas that would be appropriate for higher density designations. Q2-2025: Identify individual or contiguous undeveloped parcels in excess of five acres currently designated for low density, medium density, or high density housing. Analyze suitability of identified parcels for moderate income housing development, including mixed use projects that include housing, commercial, office, and/or other uses. Q3/Q4 2025: Research strategies to integrate moderate income housing into existing low, medium, and high density housing and commercial zoning districts. Draft code amendments based on this research. Present results of these analyses to the Planning Commission for their consideration and recommendations to the City Council for any amendments to the Brigham City General Plan and land use code.

C

Brigham City has cooperated with Neighborhood Nonprofit Housing Corporation to provide grants for rehabilitation of low income housing. This practice will continue contingent on the availability of funds from future project area budgets including Brigham City Redevelopment Agency project areas and the Utah Inland Port Golden Spike Project Area budgets providing for tax increment and/or tax differential to be utilized for housing purposes. Annually: the City will utilize housing funds from tax increment/differential districts administered by the Brigham City Redevelopment Agency and received from the Utah Inland Port Authority to support ongoing housing rehabilitation grants.

F

Residential development is 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. Q2 2025: Identify individual or contiguous undeveloped parcels in excess of five acres currently designated for commercial uses. Analyze suitability of identified parcels for moderate income housing development, including mixed use projects that include housing, commercial, office, and/or other uses. Q3 2025: Research strategies to integrate moderate income housing into existing commercial land use code language. Draft code amendments based on this research. Present results of these analyses to the Planning Commission for their consideration and recommendations to the City Council for any amendments to the Brigham City General Plan and land use code.

O

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 the 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. Annually: The City will cooperate with developers as requested by them to provide support for low income housing tax credits and other housing programs administered by the Department of Workforce Services. 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 and housing tax differential received from the Utah Inland Port Authority Golden Spike Project Area.

P

Brigham City has utilized housing set aside funds from the Northwest Economic Development Project Area to fund low income housing rehabilitation grants and impact fee waivers for low income housing. Annually: 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 and housing tax differential from the Utah Inland Port Authority Golden Spike Project Area.

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
3-Apr-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
5163

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.**
2058

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.**
238 (these are recorded lots or approved projects that could obtain building permits but have not yet done so)

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 first number represents all vacant properties that have a zoning designation that would allow for residential development. Much of these properties are undeveloped, have no infrastructure, are remote, or for a variety of other reasons are not currently planned for development, however because of the way the question is worded, they are considered entitled units based on theoretical density allowances in the zoning districts.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
These numbers are best guesses. The questions are very difficult to interpret, and a more useful definition of entitled units would be helpful. My suggestion is to define entitled units as those units for which subdivision or land use approvals have been granted, and for which a building permit could be obtained as of the date of reporting. Otherwise, data will be extremely variable around the state based on the interpretation of the person preparing the report and the methodology used to determine the number. The final statewide numbers reported will therefore be suspect.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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, 2024 and July 31, 2025:
2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
1

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A
C
E
O
P

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

This strategy was retained from the previously adopted MIHP. Changes in the newly adopted General Plan and MIHP are the timing of implementation strategies. Mapping that was completed pursuant to this strategy under the previous General Plan and MIHP provided valuable input into amendments to the General Plan that provided for additional areas of medium density housing designations that were previously designated for other uses. During the reporting period, two rezones were completed creating medium density residential districts.

C

This strategy was retained from the previously adopted MIHP. Changes in the newly adopted General Plan and MIHP are the timing of implementation strategies.

E

This strategy was retained from the previously adopted MIHP. Changes in the newly adopted General Plan and MIHP are the timing of implementation strategies.

O

This strategy was retained from the previously adopted MIHP. Changes in the newly adopted General Plan and MIHP are the timing of implementation strategies.

P

This strategy was retained from the previously adopted MIHP. Changes in the newly adopted General Plan and MIHP are the timing of implementation strategies.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

See #2 above.

C

The City issued 13 low income housing rehabilitation grants during the reporting period. These grants totaled $33,218.34.

E

Two ADU's were permitted during the reporting period. The City's tracking spreadsheet is used to track these units and their status.

O

The City issued 13 low income housing rehabilitation grants during the reporting period. These grants totaled $33,218.34. The funding source was housing set aside from the Northwest Economic Development Project Area tax increment.

P

The City issued 13 low income housing rehabilitation grants during the reporting period. These grants totaled $33,218.34. The funding source was housing set aside from the Northwest Economic Development Project Area tax increment.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

Ordinance #24-34: Rezone R-1-8 to R-M-7, December 19, 2024Ordinance #25-08: Rezone A-1 to R-M-7, April 3, 2025

C

N/A

E

N/A. Brigham City previously adopted internal and external ADU ordinances allowing both type of ADU's throughout the City.

O
N/A

P
N/A

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A
None

C
None

E
None.

O
None

P
None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

Both rezones were initiated by developers in order to facilitate development of medium density housing, including townhouses and attached dwellings. Projects have not commenced on these properties.

C

13 owner-occupied homes received grant which assisted with a variety of improvements that assisted with rehabilitation of these homes. This included siding, windows, roofing, insulation, and a variety of other improvements.

E

There have been a total of 11 ADU's permitted since adoption of the City's ADU ordinances.

O

13 owner-occupied homes received grant which assisted with a variety of improvements that assisted with rehabilitation of these homes. This included siding, windows, roofing, insulation, and a variety of other improvements.

P

13 owner-occupied homes received grant which assisted with a variety of improvements that assisted with rehabilitation of these homes. This included siding, windows, roofing, insulation, and a variety of other improvements.N

7. **Links to supporting documentation** *(Optional)*

A

C

E

O

P

Attachment to supporting documentation *(Optional)*

A
F_1rHVkdiGw2IbShK
Ord. 25-08 - Amends Brigham City Zoning Map From A-1 (Agricultural) to R-M-7 (Multiple Residential) - Parcel 03-081-0020%2C 1255 N Main.pdf
2940305
application/pdf

C

E

O

P

FEEDBACK & 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,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)*
Infrastructure funding. Balance the need to facilitate housing affordability with the need for long term sustainable and desirable communities and neighborhoods. Let cities plan.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Cache County

Who is filling out this report?
Brandon Bell
Countywide Planner
brandon.bell@cachecounty.gov
435-755-1659

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.cachecounty.gov/assets/department/devserv/CacheCo_MIHP%202023%20Amendment.pdf

Link to general plan, moderate income housing element:
https://www.cachecounty.gov/assets/department/devserv/CacheCo_MIHP%202023%20Amendment.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://www.cachecounty.gov/assets/department/gis/static_maps/County%20Zoning%20Map%202025%2020X24.pdf

When did the last zoning map or text amendment occur?
The last zoning map or text amendment that has been approved, was approved on May 13th, Ordinance 2025-16, and rezoned 32.7 acres from A10 to RU5 from the FR40 zone to the A10 zone. This rezone increased the development potential from 3 lots to 15 lots on this property and acreage..

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
184

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 - Optional

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.**
N/A - Optional

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 - Optional

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 units include, but are not limited to: lack of access to a public or private road, substandard roads in the County and related infrastructure, presence of sensitive areas that require further technical, professional analysis, possible mitigation of land conditions in sensitive areas, and sensitive areas that are non-developable. Additionally, the A-10 zoning district, is the zoning district applied overwhelmingly to the vast majority of the land for the entire County, and is oriented towards agriculture, crop, and food production, produces a large amount of crops, and protecting this agriculture is a key priority for human and animal food supply, in the region.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
These are for entitled units, all of which are Single-Family Residential lots, and which are in approved subdivisions.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
8 ADUs
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
There have been 4 ADU's issued zoning clearances and building permits issued in the unincorporated area of Cache County during the reporting period.

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
N/A. The County does not issue licenses or permits to rent ADU's, though, as has been noted, internal ADU's are permitted.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
4 Zoning Clearance and 4 Building Permits have been issued so far in the reporting period.

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

E

G

F

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

The benchmark for adopting an ordinance amendment to replace requirements for Accessory Apartments with State mandated Accessory Dwelling Units was set for June 2023. The Implementation Plan also states that the County will report on ADUs for each report (i.e. for each reporting period).

G

In section 2.40.020 of the Cache County Code, 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.” Further state code, 17-27a-403, also states that the County’s General Plan, “may include planning for incorporated areas if, in the planning commission's judgment, they are related to the planning of the unincorporated territory or of the county as a whole.” 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 (as an appendix to the General Plan).The Cache County Council adopted the Comprehensive General Plan and Regional Collaboration Plan on February 28, 2023 ahead of the anticipated adoption date.This Regional Collaboration Plan was developed, as an effort to fulfill this strategy, and provide guidance, perspective, and a clear framework for sustained coordination between the County and Municipalities, and to provide assistance by Cache County, to provide assistance to municipalities in the County (beginning in 2023 and continuing over the subsequent years and reporting periods), to amend land use regulations in their communities to allow for higher density or new moderate income residential development in commercial or mixed use zones near major transit investment corridors.Related to this strategy, another purpose of the Regional Collaboration Plan, listed in the Implementation Plan, includes “engagement of key stakeholders, including the Cache Valley Transit District [now Connect Transit] to consider current and future transit investment corridors that could be supported by the trip demand from planned mixed use development, including moderate income housing opportunities. A final purpose mentioned in the Implementation Plan, under this strategy, is to “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”. This coordination has continued in strong measure through the current reporting period.

F

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 or discussed with several partner communities to discuss future planning needs including Nibley, Providence, and Hyrum. A general meeting and discussion with many partner communities was held on March 12, 2025. Preliminary discussions related to assisting in enabling the provision of moderate income housing, in mixed use centers, have been held with North Logan City Staff, as well.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E

During the previous reporting period, on August 8, 2023, a code amendment was approved, Ordinance 2023-25, to approve internal ADUs and attached ADUs with specific design guidelines. This is included as an ongoing action, as it is still helpful to making progress on the strategy, and clearly supports the moderate income strategy. Since the approval of the ordinance allowing internal and attached ADUs, 8 ADUs have been approved, with 4 of those being received and approved during the current reporting period, so this strategy is having an impact and taking effect.Having added internal ADU's per the Implementation Plan, during the previous reporting period, Staff held multiple meetings with the Public Works Director, Deputy Fire Marshall, and the County Building Official to discuss challenges to detached ADU's, and potentially what conditions would need to be met to allow detached ADU's. Two of these key meetings were held on February 20th and March 24th, with other discussions being held on this topic, at the weekly Countywide Planning meeting, at our weekly meeting on Tuesday mornings. Further, the Building Official provided research and ordinances regarding detached ADU's from other areas, etc., or areas where they may be feasible. Staff also discussed with the Interim Development Services Director, and Deputy County Executive regarding the concerns regarding road capacity, etc., in these weekly staff meetings.

G

Actions taken to implement the tasks in this strategy, during the reporting period include meeting with Nibley City, regarding developing plans for their proposed Town Center, which is immediately adjacent to Highway 165, and which would require ordinance amendments to permit moderate income housing, and mixed use development, in order to create a successful Town Center. These meetings were held on November 14, December 18 and 19, 2024, Wednesday, January 15, 2025, February 18, 2025, and March 20, 2025. The last two meetings also included professors from Utah State University, to consider providing additional resources to the Town Center project, which would propose and require ordinance adjustments. Another meeting included a property owner discussing the Town Center as a use for the property. Additionally, meetings were also held on June 24th, and July 10, regarding an ordinance to consider providing an increase in density, that would provide moderate income housing, in areas that would be along Highway 165.Staff also worked during the reporting period to integrate the Director of Connect Transit fully into the process, and participates in the Highway 165 Study. This will allow the study to explore an additional transfer point along Highway 165, prepare for potential future BRT, and sync that with surrounding land uses, including moderate income housing, and town centers, along Highway 165 so that future land use decisions will include consideration for transit routes. A minimum of two meetings occurred to interface with the Connect Transit Director. One was on January 15th, and another involved attending the June 25th Connect Transit Board meeting. Additionally, the ultimate direction and result of these meetings, and related discussions, worked to ensure transit improvements and considerations are effectively integrated into the Highway 165 corridor project.The contracts related to the

Highway 165 Corridor Study were signed and completed during the reporting period, by all involved parties: Cache County, UDOT Region 1, Logan, Providence, Nibley City, and Millville City. Coordinating this took significant effort, and in order to accomplish this, multiple meetings and discussions held, and emails sent to UDOT employees, in order to adjust the agreements that needed to be signed. Efforts were expended to adjust contracts in two ways - one to adjust the municipalities participating in the Corridor Study, and the second, to adjust how the funds for the project were managed to meet updated legal requirements.Additionally, meetings were held on April 7, to consider the issue of inviting additional municipalities to participate in the Highway 165 Corridor Study, as mentioned above. Upon deciding to do so, additional meetings were then held, with and/or regarding these potential new partner municipalities, on April 11th and April 17th, as well as other dates. The municipalities were invited. Logan chose to be added to the study, while Hyrum decided not to participate. Also, during the reporting period, adjustments were required to the contract to meet new legal requirements, in order to move forward with the project, which was necessitated by H.B. 335 from the 2024 session of the Utah State Legislature, which required a complete restructuring of the contracts for this project, which will be addressed in more detail in the question regarding barriers. Many emails were sent in communicating with Ryan Halverson, at UDOT Region 1 and Jordan Backman, also at UDOT, who oversees the Technical Planning Assistance program to clarify details relating to these contracts and to ensure that the funding was able to meet requirements for the project, and to ensure that the contracts were signed in the right order, to release funding, to meet legal and other requirements. Additionally, in an effort to develop relationships with, and gauge and increase private industry interest in building moderate income housing potential future ordinance changes, that may support moderate income housing, including along transit investment corridors, Jul 17th met with the Cache Valley Home Builders Association, and participated in discussions with, about the Cache County Housing Crisis Task Force report. Made commitment to communicate about future efforts to discuss and present further about moderate-income housing possibilities.All of these efforts support the strategy to allow for higher density or new moderate income housing in commercial corridors near major transit investment corridors, by putting the contracts in place to enable doing so, conducting land use and market studies to understand where moderate income housing is most suitable along a transit investment corridor, and adding additional municipalities to the study, and increase the applicable area of these studies. Related to this strategy, another purpose of the Regional Collaboration Plan, listed in the Implementation Plan, includes “engagement of key stakeholders, including the Cache Valley Transit District [now Connect Transit] to consider current and future transit investment corridors that could be supported by the trip demand from planned mixed use development, including moderate income housing opportunities. A final purpose mentioned in the Implementation Plan, under this strategy, is to “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”. Toward this end, the County GIS Team also delivered on providing these “essential services and resources necessary to help county residents fulfill their planning needs” by completing and making public the Housing Stock GIS Dashboard tool, which enables the general public, municipal staff and leaders, County staff and leaders, potential builders and developers see which lots are entitled and

available to build moderate-income housing on, in each of the individual municipalities in the County, and also in the unincorporated County areas.

F

During the reporting period, the Countywide Planner worked towards providing design strategies for implementing moderate income housing in mixed-use development and providing support to communities to consider potential ordinance changes to accomplish such. As part of this effort, the Countywide Planner met with the Nibley City Planner on August 29, 2024 and with the Nibley City Planner, Mayor and independent consultant on December 18th, 2024. Additionally, the Countywide Planner met with the Nibley City Planner, Mayor, and Town Center Steering Committee on November 14, 2024 and December 19, 2024. Additional meetings were held involving the Nibley City Planner and private property owners with property located in the Town Center area on Wednesday, January 15, 2025, and the Nibley City Planner and Utah State University faculty on February 18, 2025, and March 20, 2025. These meetings were held as a means of preparing the development of alternatives for a mixed -use town center, to pursue include moderate income housing, and which would require ordinance changes in order to be adopted and implemented. In the weeks and months, prior to these meetings, the Countywide Planner spent many hours preparing preliminary base documents necessary to develop town center design alternatives.As an outgrowth of the Town Center development efforts in Nibley, and the relationships established there with a Planning Commissioner and the City Planner, the Countywide Planner, met on June 24, 2025 with the Nibley City Planner, and on July 10, 2025, with the Nibley City Planner and a Nibley City Planning Commissioner, to discuss a proposal which was adapted into a draft ordinance which includes potential for adding moderate income housing in town center/ commercial areas. The ordinance includes a concept that would incentivize the development of housing units with a smaller square footage, to promote moderate income housing, by allowing an increase of the number of units permitted, based on a lower average unit livable space square footage. This draft ordinance was adjusted to seek to be applied in the Town Center area of Nibley, and in commercial areas. Staff has put time into developing this ordinance, which can provide opportunity for moderate income housing in mixed use areas, and along transit corridors.On March 12th, the Countywide Planner, also met with partner municipalities to discuss potential areas to amend ordinances, related to moderate income housing, in mixed-use centers and commercial centers, in the County. As a result of this meeting, contact was made with Providence City, to potentially provide site designs that could lead to adjustment of ordinances, as a result of the discussion with partner municipalities.Additionally, the Development Services Director, Stephen Nelson (while still in the Director position, prior to leaving it, during the reporting period), Housing Crisis Task Force and Policy Analyst Karina Brown, and Countywide Planner, Brandon Bell, met on October 2nd to discuss moderate income housing efforts in Cache County, and decided to add the Countywide Planner as a member of the Cache County Housing Crisis Task Force. Also as a result of this discussion, the Countywide Planner, was added as a member of the Bear River Health Department Attainable Housing Committee. Based on the decisions made in this meeting, the Countwide Planner prepared an extensive presentation, shared with municipalities, county leaders, and homebuilders/developers, demonstrating how moderate income housing can be added in mixed-use zones, commercial centers, etc., by adjusting ordinances to create walkable

communities, which create a permitted mix of uses, and which include moderate income housing types, ‘by-right’ (or in other words, as a permitted use). This presentation showed how to use available tools such as a form-based code, which can be adopted as an ordinance, code amendment or in a development agreement by partner municipalities. This presentation also worked to create additional opportunities to collaborate with partner municipalities to propose these ordinance adjustments.As part of the Cache County Housing Crisis Task Force, this extended presentation was shared by the Countywide Planner, with the Bear River Health Department Attainable Housing Committee, which include community organization representatives, and partner municipalities on January 7th. The Countywide Planner also provided this same presentation to developers, builders, municipal staff, etc. on January 14th, and April 24th. The April 24th event invited City Managers, Staff, Builders, County Leaders and Staff, and other interested parties, to gain an opportunity to understand how adjusting ordinances, to adopt form-based codes can create moderate-income housing, in mixed-use centers, commercial centers, etc. Finally, an extended version of this presentation was also shared with Planning Commissioners from a partner municipality, professional planners, state leaders, and a statewide audience, on May 8, 2025, in Logan Utah, at the APA Utah Spring Conference. Again, local Planning Commissioners from Nibley, a partner municipality, were in attendance at this presentation.Further, the Countywide Planner engaged the Connect Transit District to consider current and future transit investment corridors in the Highway 165 Corridor Study project, mentioned in the previous strategy reported on, which will create more opportunities for moderate income housing in mixed-use centers, by coordinating land use and transportation, and providing opportunities for ordinances to be adjusted to create mixed-use centers with moderate income housing. During the reporting period, the County continued to coordinate and collaborate with UDOT and partner communities to add one more partner community to that study. The Countywide Planner and Cache Metropolitan Planning Agency worked to add that municipality and get the agreements with UDOT signed by the County Executive, and all partner municipalities, which as mentioned in the previous strategy. All actions and meetings reported on in the previous strategy should also be considered as applicable to this strategy, since the coordination of land use and transit, in that study will support the creation of opportunities for adjusting land use ordinances to create moderate income housing, in mixed-use centers.Finally, the Countywide Planner also worked with WFRC Regional Council to develop images, to show what mixed-use centers, which include moderate-income housing, can look and feel like, at a variety of scales and context. These images provide options for mixed-use centers with moderate income housing that can promote and provide guidance for the development of land use ordinance amendments to enable moderate income housing. Meetings were held on August 14th, September 11th, September 16th, and September 30th. The Countywide Planner provided specific design expertise regarding design methods historically included in successful mixed-use centers, so that these images may be used to promote potential ordinance changes to facilitate moderate income housing in mixed-use centers.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E

The code on the Cache County website has been updated to reflect the changes made in the prior reporting period. Staff has been educating the public on the changes and options available to construct either an internal or attached accessory dwelling unit. And applications have been received, in response to the new code amendment permitting the changes. Decisions were made to approve the 4 applications for ADU's that were received, in unincorporated areas of the County, despite the barriers to developing these additional ADU units, and in the case of these 4 applications those barriers were responded to and addressed.

G

A draft land use ordinance has begun being prepared in an effort to implement this strategy, to incentivize construction of small units, which may be applied for. Further, the County, and all participating municipalities, made the decision to sign the funding agreements for a Technical Planning Assistance Grant for Highway 165 Corridor Study, a land use effort to provide guidance about zoning and land use decisions, for the County and the municipalities surrounding Hwy 165, based on this results of this study. Though it took most of the reporting period, due to delays and barriers, that will be discussed in responses to later questions, both the TPA agreement/contract, and the project agreement with UDOT Region 1 and partner municipalities was also recently signed and approved by the County Executive's office, so both contracts for this project are now signed and in place.With the two separate agreements signed by all parties, a scope of work for the Highway 165 Corridor Study, is now being prepared by the Countywide Planner for this project to aid in consultant selection to affect land use decisions along this transit investment corridor. This scope of work is very close to completion, but County Staff needed to prioritize completion of this report prior to the reporting deadline for the report.

F

As was mentioned in the previous question, the Countywide Planner, met on June 24, 2025 with the Nibley City Planner, and on July 10, 2025, with the Nibley City Planner and a Nibley City Planning Commissioner, to discuss a proposal which was adapted into a draft ordinance which includes potential for adding moderate income housing in a mixed-use town center, and commercial centers. The ordinance includes a concept that would incentivize the development of housing units with a smaller square footage, to thus promote moderate income housing, by allowing an increase of the number of units permitted, based on a lower average unit livable space square footage. This draft ordinance was adjusted to seek to be applied in the Town Center area of Nibley, and in commercial areas. Staff has put time into developing this ordinance, which can provide opportunity for moderate income housing in mixed use areas, and along transit corridors. Further ordinances, and land use decisions are expected, as design alternatives are able to be developed and evaluated by Nibley City Staff, and residents. These may include ordinances, resolutions, and potentially development agreements.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E

Barriers include losing our permanent Development Services Director in late 2024, the full-time head of the Department, early into the current reporting period, and this position having not yet been filled with a permanent Development Services Director, as of yet, since that time. Given this, the County is at a reduced staff level, and staff work capacity, especially for long-range planning efforts, such as Moderate Income Housing efforts, as the Director of Development Services is a key position, able to be devoted to moderate income housing efforts. As part of this lowered staff capacity, other work projects have had to be directed towards the Countywide Planner position, that were previously assigned to the permanent Development Service Director position, thus further reducing available Staff resources and hours. The unfilled position has also delayed and reduced ability to coordinate with other Departments, to discuss potential ordinance changes, concerns, and potential solutions that may allow for detached ADUs in the future. Additional barriers have been the Countywide Planner, being new to the position during the reporting period, and needing to learn the full-range of responsibilities for the position, and adjusting to manage the balancing of those responsibilities. This adjustment process and education was hampered by the loss of the Development Services Director, a few months after the Countywide Planner started, early into the reporting period, before full knowledge of responsibilities, and prior progress on the strategy was passed on, as well as determining recommended next steps.

G

Our former permanent Development Services Director, who was leading the Highway 165 Corridor Study project related to this strategy, left the position in November 2024 early in the reporting period. He was working to execute the project in a manner that required an interlocal agreement between the County and the individual municipalities participating in the project, and according to current Staff's understanding that interlocal agreement was being prepared, near finalized, and distributed for signature to the municipalities. This would have required the municipalities to pay the County, and then for the County to pay UDOT. However, during the 2024 legislative session of the State Legislature, occurring previous reporting period, the State Legislature passed HB 335. This required an overhaul of the contracts authorizing this project, during this reporting period, as this new law prevented UDOT from forwarding funds to counties, municipalities, or other state organizations. The effect of this new law, without intending to evaluate its general merits, as it pertained to this project, was that it setback the ability and timeline for moving forward the Highway 165 corridor study, and thus required an overhaul, and entirely different approach to the contract for this strategy, to plan for the future of Hwy 165. This was because HB 335 (from the 2024 Utah state legislative session) put additional restrictions on state agencies, including UDOT, regarding how they may disburse discretionary funds for

planning efforts. This law taking effect required a complete restructuring of the contracts for the project, from a locally led project, with the County disbursing received funds to contractors, and receiving funds from municipalities to a project, through interlocal agreement, to a new agreement where UDOT maintained control of disbursement of funds and coordinating related aspects of the project. To current staff's knowledge, UDOT informed County Staff of this several months into the reporting period, the permanent Development Services Director left, a new agreement needed to be prepared, and this took much of the remainder of the reporting period, to receive multiple legal reviews from UDOT legal staff, for compliance with the new law.Additionally, Logan City, and Hyrum City had not been offered the opportunity to participate in the Highway 165 Corridor Study, this created a barrier. The reason being for this, as, in order to ensure the greatest impact of the project, at creating opportunity for moderate income housing along a transit corridor, these two cities should have been offered more complete opportunity to participate The Countywide planner, in order to ensure the greatest impact of the project, met on April 7th, determined along with the Steering Committee, that it would be best to offer the opportunity for two additional municipalities to be included in the project, Logan City, and Hyrum City. Staff met with the existing cities participating cities, to ensure they were amenable to this, and then met with Logan City and Hyrum City to discuss this possibility. Logan chose to join this corridor study and Hyrum respectfully declined. This took place from March to April, and required additional adjustment to the contracts before signing, but will bring greater impact to the project, which includes an evaluation of land uses. While this makes for a better project, this may be considered a barrier, as previous project managers for the project could have ensured Logan was included in the first place in the project, and prevented a need to take time and resources during the reporting period adjust the TPA agreement.That process took most of the reporting period, until this contract was available to be signed, as UDOT needed to provide legal review of the final contract, as well as review from the County attorney's office for both contracts.

F

As was discussed during a previous strategy, one of the main barriers that was experienced during the reporting period, was losing our permanent Development Services Director in late 2024, the full-time head of the Department, early into the current reporting period, and this position having not yet been filled with a permanent Development Services Director, as of yet, since that time. Given this, the County is at a reduced staff level, and staff work capacity, especially for long-range planning efforts, such as Moderate Income Housing efforts, as the Director of Development Services is a key position, able to be devoted to moderate income housing efforts. As part of this lowered staff capacity, other work projects have had to be directed towards the Countywide Planner position, that were previously assigned to the permanent Development Service Director position, thus further reducing Staff resources and hours available for additional effort relating to moderate-income housing in mixed-use centers. The unfilled position has also delayed and reduced ability to coordinate with partner municipalities, and to develop Town Center design alternatives, as part of pursuing and preparatory to potential ordinance changes to enable mixed-use centers. Additional barriers have been the Countywide Planner, being new to the position during the reporting period, and needing to learn the full-range of responsibilities for the position, and adjusting to the challenge

of managing and balancing the time requirements of those responsibilities. This adjustment process and education was very significantly hampered by the loss of the Development Services Director, a few months after the Countywide Planner started, and early into the reporting period, before full knowledge of responsibilities, and prior progress on the strategy was passed on, as well as determining recommended next steps. This loss of our former permanent Director, reduced Staff capacity for long-range planning work, including work on development of design alternatives for a mixed-use town centers, in Nibley, that would be intended to include moderate-income housing.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

During the current report period there were 4 Zoning Clearance requests for ADU's, all for internal ADU's. As the number of ADU's applied for has remained consistent over the last two reporting periods, 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 detached ADU's, property owners have found and staff has confirmed the Code allows for a "guest house" in a detached accessory structure. 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, to provide a quasi-alternative, in the face of the current prohibition of detached ADU's.

G

This strategy is focused on creating ordinance amendments by assisting partner communities in developing town center studies and developing designs for the municipalities to present to their legislative bodies, and then presenting legislation to enable the development of those mixed-use centers, which include moderate income housing. In tandem with these town center efforts, and as result of the partnerships developed by them, a land use ordinance has begun to be prepared (and potentially, development agreements may be as well), in order to permit the development of one of the town center design alternatives, in partnership with Nibley City.Observed market changes as a result of this preliminary work with partner communities will come after a series of legislative actions to adopt new land use regulations, and finally, implementation. Unfortunately, due to the loss of our permanent Director, which put County Staff in the position of missing a key staff member. Consequently, work assignments originally under the responsibility of the Director were shifted to the Countywide Planner. The town center alternatives were not able to be finalized during this report period, as desired, though early drawings have begun. Staff was just preparing to resume work on this However, a draft ordinance did start to be created due the collaborative efforts of the Countywide Planner and Nibley City Staff and a Planning Commissioner, as a result of meeting with the Nibley City Steering Committee.This draft ordinance is intended to be considered, in areas that include

areas along and near Highway 165, as a transit investment corridor, and involving a mixed town center area proposed on the Nibley City future land use map. However, 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. If the final version of the ordinance, (which proposes incentives for smaller unit sizes, in order to provide moderate income housing along the transit corridor), or other ordinances relating to the town center, are adopted, the market response will be able to be assessed, regarding whether builders and developers respond to the adopted ordinances.

F

For this strategy, there have not been observed market changes during the reporting period. As discussed earlier, much work on this strategy was accomplished, but potential ordinance changes were delayed by the necessity of the Countywide Planner to take on other required responsibilities, due to the loss of the former Development Services director. As a result of this extensive background site information was gathered for the intended town center alternatives, but actual design alternatives were not able to be developed, though early rough layouts were developed. These prevented the development of ordinances specifically to enable a town center with moderate-income housing, and considered for adoption. However, a draft ordinance has been developed, to eventually be considered for adoption, that incentives building smaller housing units with lower livable space square footage, by permitting additional units when the average living space per unit is within an intentionally small range (thus facilitating moderate-income housing, by limiting unit size). This ordinance is intended to apply in Nibley, near Highway 165, and near a transit investment corridor, and also has been adapted to work to be applicable to the mixed-use Town Center area in Nibley.

7. **Links to supporting documentation** *(Optional)*

E

https://cachecounty.municipalcodeonline.com/book?type=ordinances#name=CHAPTER_17.07_DEFINITIONS

G

F

Attachment to supporting documentation *(Optional)*

E

G

F

FEEDBACK & 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,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

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.cedarcityut.gov/364/General-Plan

Link to general plan, moderate income housing element:
https://www.cedarcityut.gov/364/General-Plan

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
Ordinance Number 0423-25-1 was passed on April 23rd, 2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
5,799

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.
5,255

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.**
30,465

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.**
Cedar City does not track will serve letters and issues very few.

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.
As reported last year the barriers are related in general to the cost of construction. It is thought that higher interest rates are keeping some buyers for gaining access to new housing, while at the same time preventing others from moving to other properties. In some older ports of town, lots zoned for higher densities may face barriers related to zoning requirements such as parking and lot widths. For many of the areas reported under question number three, a lack of infrastructure is a contributing barrier to development.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
Response 1:As reported last year, 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 Plots 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. For multi- family areas within a recorded subdivision Staff utilized maximum densities to estimate the number of units for larger lots. Results were cross referenced with building permit data. Differences from last year's count is partially due to a large Development Agreement encompassing 1,411 units now

included in the response to this question, and some Development Agreements now included here in this response and not in the response to question 2. Other refinements for this response and the responses that follow have been made with the help of new aerial photography. 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:As reported last year 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 due to 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. Note that part of the reduction in potential unit count reported this year is due to a sizable reduction in the area that was approved for a Development Agreement now reported under question 1.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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 a total of four building permits for ADU's that have received a final inspection.

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
There have been a total of eight (8) permits issued. These permits have either expired or have not received a final inspection.

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
NA

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
One permit has been issued for an electric meter for a future ADU.

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A

P

O

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

Per the City's adopted strategy, for the 2024-2025 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.

P

Per the City's adopted strategy, Cedar City will 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. [as per UCA10-9a-403(2)(b)(iii)(P)]. During the reporting period the City planned to demonstrate utilization of a moderate income housing set aside from the Port 15 Redevelopment Area and track the funds used by the Cedar City Housing authority with the ultimate goal of utilizing the funds to ascertain housing for low and moderate income households. 1. The City will demonstrate utilization of a moderate income housing set aside from the Port 15 Redevelopment Project Area per the strategy above. 2. 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.

O

Strategy O: For the 2024-2025 reporting year Cedar City Planned to make progress on the subject strategy by pursuing the following per the adopted plan: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. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

•Cedar City has approved seven (7) zone changes from lower to higher densities throughout a multitude of areas within the City. The data for all zone changes including ordinance numbers, dates and the potential for additional units is provided in the attached spreadsheet. The changes in densities have allowed for approximately 220 more units to be considered within the respective areas associated with the changes. Please see the attached spreadsheet for more information. •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 by allowing additional units within any given geographic area and ultimately this produces a lower cost burden for the municipality per unit over time. All of these actions support 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.

P

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 $ $1,189,459.40 of new tax increment has been paid to the Cedar City Housing Authority, and there are still nine years left in the life of this incentive period. 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 communityAs demonstrated last year Cedar City tracks these funds and utilization by the Cedar City Housing Authority per the required strategy. In the previous 12 months, $206,465.04 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 reporting timeframe Cedar City and Iron County economic Development has responded to more than 20 RFI’s sent out from the Governors Office of Economic Development and the Economic Development Council of Utah.2.Economic Development has made 16 proactive and organic corporate outreach efforts.3.Economic Development has held multiple site visits and meetings with 14 companies.4.Economic Development has met with seven companies that have committed to Cedar City and Iron County through corporate acquisitions, land purchases, building purchases, and building expansion projects to Cedar City and Iron County.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.

O

The City continues to partner with the Cedar City Housing Authority. During the past year the following actions have taken place:•The City continues to act in a fiduciary capacity for CDBG Funds awarded to the Cedar City Housing Authority.•In August of 2024 with $175,000 in CDBG funds, and $81,000 in Port 15 matching funds the Cedar City Housing Authority acquired a residential unit. •In January of 2025, with $150,000 in CDBG funds and $104,000 in Port 15 matching funds the Cedar City Housing Authority acquired a residential unit. This unit is now occupied by a low-income family (50% of the AMI). •On April 7th, 2025 the City Council approved Resolution No. 25-0409 increasing the budget passing along $117,800 in CDBG funds to the Cedar City Housing Authority. •On June 25, 2025 the City Council approved

Resolution No. 25-025 passing through $150,000 in CDBG funds to the Cedar city Housing Authority.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

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:•The property associated with Ordinance Number 0828-24-1 is located within a residential area listed on the National Registry of Historic Places. On February 12, 2020 the City Council considered a zone change from CC (Central Commercial) to MU (Mixed Use) which at the time allowed for the exact same uses at the R3-M Zone. The proposal was very controversial and ultimately the request for the zone change was denied. Associated with the approval of the zone change from Central Commercial (CC) to Residential Multi-Unit (R3-M) the City Council approved a Development Agreement (Resolution 24-0828-1). The Development Agreement proposed a multi-family cottage style apartment development with some design constraints to help maintain the character of the neighborhood. The proposal of the Development Agreement ultimately relieved some concerns in the neighborhood and was the catalyst for the ultimate approval of the change to a higher density zone. Currently eight units are under construction. •On April 9, 2025, the City Council passed Ordinance Number 0409-25-5 pertaining to tandem parking. The previous Cedar City parking ordinance required a parking ratio of 1.3 spaces per bedroom with a reduction for two-bedroom units or more when the parking space was not configured in tandem. This ordinance allowed for a reduced parking ratio of one space per bedroom for small detached multifamily developments (max of 2 bedrooms) and up to a maximum of 1,000 square feet even if the parking spaces are proposed in tandem. In speaking with the proponent of this ordinance change it is estimated that four additional units would be gained on this particular project. Although not associated with a specific zone change as listed above, the proposal is applicable to and supports the residential products contemplated with this year's zone changes and the goal of providing more affordable housing by allowing for more flexible parking requirements. •Last year it was anticipated that two large zone changes would pass on July 31st located in the vicinity of 3200 North Canyon Ranch Drive. It was also reported that as a result of a traffic impact study associated with these zone changes that the City would increase the size of the master planned road connecting these properties from 75 feet to 100 feet. The Zone Changes (Ordinance 0731-24-3) and the master planned road changes (Ordinance 0731-24-4) were approved. As indicated above, the proposals associated with Ordinance No. 0731-24-3 generated traffic concerns; one of which is a required secondary access to and from the development. The proposal is located on the north end of town adjacent to Interstate 15 with no westerly access to the City of Enoch and

Cedar City. With southbound traffic a significant concern, one alternative is to expand an existing tunnel westerly under the highway. On September 11, 2024 the City Council approved participation in the 2400 N/ I-15/ Main Street/ I-15 Underpass Feasibility Study in conjunction with the Utah Department of Transportation (UDOT), Enoch and Iron County. It is anticipated that this study will help to address the anticipated traffic concerns related to last year's zone change and other developments in the area. •On June 25, 2025 the City Council passed Ordinance No. 0625-25-1 pertaining to fencing. Specifically, the ordinance changed the City's definition of a site-obscuring fence from a limited selection of materials including masonry, composite, and chain-link with pre-inserted slats, to any site obscuring material generally designed for fencing purposes. The ordinance also removed the requirement that the required fencing around a Planned Unit Development (PUD) be constructed of masonry or composite materials. In Cedar City, PUD's are typically developed as higher density townhome developments. The removal of the masonry and composite materials and the allowance for other alternatives poses a potentially significant cost savings for higher density townhome and apartments. A reduction in cost for required fencing associated with high-density developments provides additional financial relief to support the multitude of high-density zone changes this year and, and the years past as these developments take shape.

P

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 August 8, 2024 the Cedar City Engineering Division approved a Minor Lot Subdivision creating six individual parcels from an existing 19-acre parcel suitable for development at approximately 5300 West and Iron Springs Road. 2.On January 1st of 2025 the Cedar City Engineering Division approved a Road Dedication associated with 5300 West. 3.On March 26, 2025 the Cedar City Building Division issued Permit Number 25-274 for a 5,000 square foot industrial building located at 690 North 5400 West. 4.On March 26, 2025 the Cedar City Building Division issued Permit Number 25-273 for a 5,000 square foot industrial building located at 690 North 5400 West. 5.On April 7, 2025 the Cedar City Board of Adjustments granted a variance waving the requirements for curb gutter and sidewalk along Iron Springs Road within the Port 15 development Area. 6.On May 23rd 2025 the City Engineering Department Approved a Preliminary Plat and related construction documents for the "Parcel 2" Planned Unit Development. The project consists of 12 industrial buildings, each with a total of 5,000 square feet. 7.On January 17, 2025 the City Engineering Division approved a grading permit for a new Rally Stop gas station for property located at Iron Springs Road and 5300 West. 8.ON July 1st, 2025 the Cedar City Engineering Division approved Civil Drawings for the Rally Stop Market and gas station. Review by the Building and Safety Division are currently underway.

O

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 other regulatory changes associated with Strategy ”A“ will eventually lead to a downward pressure on prices (a barrier

listed below) allowing for this strategy to acquire more affordable housing units. It should be noted that with the continuing growth of the Port 15 Development Area and the efforts associated with (Strategy “P”) the Cedar City Housing Authority received $206,465.04 in additional funding which is planned to be spent by the end of 2025 on additional affordable housing. The implementation of Strategy “P” shows support and partnership with the Housing Authority.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

•As was reported last year, higher density zone changes 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 the face of strong public resistance. Concerns from the public generally include neighborhood character, potential crime in high density areas, viewsheds, traffic and other infrastructure.One take away related to the barrier of public resistance is associated with Ordinance No. 0828-24-1 located at 170 South 100 West. As mentioned above, a previous effort to change the zone was not approved by the City Council in 2020. With the approved Development Agreement and the associated design criteria public resistance was lessoned and the proposal was ultimately approved. In this case the form and architecture of the project proved a pivotal role in the change to higher density as the design was cohesive with the historical neighborhood.An additional impact associated with rapid residential growth is the scarcity of water in Iron County. As the population has grown Cedar City has responded over the last few years by drilling seven test wells with one slated to be a production well. Currently there is one additional test well in the fiscal 2025-2026 budget. •Lasty as reported last year, an additional factor related to increased housing and related commercial development is traffic growth. UDOT plans to modify Cedar City’s south interchange and provide a 3rd travel lane northbound from Hamilton Fort to the south interchange and ultimately to the interchange at 200 North. As reported above, Cedar City has also entered into an agreement along with Enoch and Iron County to study traffic impacts at the north end of town supporting further growth. Infrastructure capacity related to vehicle trips can be a barrier to large high density projects.

P

There are no barriers to this strategy.

O

As reported last year, the main barrier to this strategy has been and continues to be the high cost of housing. In addition, 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.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

As indicated in the planned action steps above, Cedar city Continues to track the resulting number of units associated with the approved zone changes as shown below to gauge the market response:•For this reporting year, the City issued 579 permits for residential units which include 8 detached rental units associated with Ordinance Number 0828-24-1 (CC to R3-M). Staff have also provided preliminary review and comments for the town home project associated with Ordinance 0129-25-1 (approximately 95 units) and is plan checking a duplex associated with Ordinance 0409-25. •During the last reporting year eleven (11) zone changes to a higher density were reported. To date there have been 12 permits issued for twin home units (Ordinance 0228-24-3), 3 townhome units (Ordinance 0228-24-2), and 3 duplex units. Prior to the end of this reporting period, it is anticipated that a final plat will be approved for a total of 32 townhome units (associated with Ordinance 04-24-24-3). •During the 2022-2023 reporting period there were fourteen (14) zone changes reported for higher density. To date these zone changes have resulted in building permits being issued for an apartment complex at 1700 West 200 north encompassing 18 units and 135 bedrooms (Ordinance 0510-23-3); an apartment complex at 130 North 400 West encompassing 32 units and 128 bedrooms (Ordinances 1130-22-5,6,7); and an apartment complex at 482 West Harding Avenue encompassing 34 units and 106 bedrooms (Ordinance 09-28-22-2). The latter two complexes have received a final inspection on their associated permits. •From August 1st, 2021 to July 31st of 2022, 145 permits for residential units were associated with higher density zone changes. To date this year the City is happy to report a total of 274permits, a difference of 129 units. •As reported last year 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 four years the approved zone changes, general plan amendments, and other actions have opened up the opportunity for increased densities in Cedar City with 384 permits for additional units issued directly related to this strategy. •Per the Kem C Gardner Policy Institute, Iron County has experienced a growth of approximately 19.45 percent from 2020 to 2024. Cedar City has responded to these growth challenges by continuing to approve zone changes for higher densities even in the face of strong public resistance. In speaking with two of the largest developer's in town, it has been indicated that the demand for higher density housing is starting to lesson in Cedar City. Although there are many factors that may be contributing to this perception, one is that the supply for higher density housing is possibly starting to meet demand.

P

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. On August 1, 2024 the inland port area was expanded from 825 acres to 2300 acres. With the expansion of the inland port there is an expectation of significant synergy with, and momentum for further development of the Port 15 area. As an example of the future growth potential for this area, Cedar City is close to the approval of a new 14,000 square foot Rally Stop Market and gas station which includes a high flow fueling canopy for the trucking industry. This development shows the expectations of future industrial growth with the development of a service-related business. 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.

O

The strategy is not market driven but is impacted by high market costs. This strategy has produced two additional affordable units over this reporting period. It should be noted that over the last five years the Cedar City Housing Authority has acquired seventeen (17) units with most rented to families that make less than 60 percent of the AMI.

7. **Links to supporting documentation** *(Optional)*

A

P

O

Attachment to supporting documentation *(Optional)*

A

F_p9QAcVHRvgiwWSR
High Density Zone Changes 2025 Final .xlsx
15381
application/vnd.openxmlformats-officedocument.spreadsheetml.sheet

P

O

FEEDBACK & 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.

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)*

Examples of ordinances that the City can work on would be great, especially ordinances related to the new strategies that can count for three for reporting purposes.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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@cedarhillsutah.gov
801-785-9668

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/4305/CCH/5837897/2025_Moderate_Income_Housing_Element.pdf

Link to general plan, moderate income housing element:
https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/4305/CCH/5837897/2025_Moderate_Income_Housing_Element.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

O

For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

O

•Year 1 Action (2024): Enter into an interlocal agreement with the Attainable Housing Agency (AHA), appoint an individual to serve as the City's representative on the AHA board, begin to promote the AHA program to residents and homeowners.•Year 2 Action (2025): Review AHA engagement in Cedar Hills, promote the AHA program within the Cedar Hills community.•Year 3 Action (2026): Review AHA engagement in Cedar Hills and make adjustments as necessary. Continue to promote the AHA program in Cedar Hills through the newsletter and City emails. •Year 4 Action (2027): Review AHA engagement in Cedar Hills and make adjustments as necessary. Continue to promote the AHA program in Cedar Hills through the newsletter and City emails.•Year 5 Action (2028): Review AHA engagement in Cedar Hills and make adjustments as necessary. Continue to promote the AHA program in Cedar Hills through the newsletter and City emails.

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
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?
19-Jul-22

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received 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.
100-150, final determination will be done after a slope analysis is performed to determine 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.**
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.
Excessively steep slopes, difficult topography, cost to build infrastructure to service lots in the hillside where vacant parcels exist, existing easements that encumber the most desirable land. The easy parcels have been developed, the remaining parcels are extremely difficult to navigate the existing easements (which use the most buildable land), delivering utility services to those homes upon completion, and the cost to install the necessary infrastructure to build (steep roads, retaining walls, potentially new water infrastructure like a water tank).

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
61

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
1,111 - exterior entrances

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
0 - The City does not issue licenses or 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, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
N/A

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

E

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F

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

(E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones. •Year 1 Action (2022): Annual letter to residents explaining protection of homeownership rights related to accessory dwelling units in residential zones.•Year 2 Action (2023): Continuing education to residents in City newsletter including links to City code related to ADU's and ADU opportunities for homeowners.•Year 3 Action (2024): If applicable, identify key items that help residents and businesses understand that the City has made to zoning regulations and ordinances related to ADUs and how it may affect specific zones within the City. •Year 4 Action (2025): Provide and advertise to homeowners ADU information and outline the registration process.•Year 5 Action (2026): Account for how Cedar Hills has monitored ADUs and the City's annual progress toward achieving MIH goals for the number of ADUs; complete new five-year action plan.

I

(I)Amend land use regulations to allow for single-room occupancy developments.•Year 1 Action (2023): Study residential zones for the inclusion of single-room occupancy developments as a permitted use. •Year 2 Action (2024): Draft ordinance language guiding the development and promotion of SROs within Cedar Hills.•Year 3 Action (2025); Continue to promote SROs as an option for homeowners through City mediums (newsletters, emails, social media).•Year 4 Action (2026): Continue to promote SROs as an option for homeowners through City mediums (newsletters, emails, social media).•Year 5 Action (2027): Continue to promote SROs as an option for homeowners through City mediums (newsletters, emails, social media).

O

•Year 1 Action (2024): Enter into an interlocal agreement with the Attainable Housing Agency (AHA), appoint an individual to serve as the City's representative on the AHA board, begin to promote the AHA program to residents and homeowners.•Year 2 Action (2025): Review AHA engagement in Cedar Hills, promote the AHA program within the Cedar Hills community.•Year 3 Action (2026): Review AHA engagement in Cedar Hills and make adjustments as necessary. Continue to promote the AHA program in Cedar Hills through the newsletter and City emails. •Year 4 Action (2027): Review AHA engagement in Cedar Hills and make adjustments as necessary. Continue to promote the AHA program in Cedar Hills through the newsletter and City emails.•Year 5 Action (2028): Review AHA engagement in Cedar Hills and make adjustments as necessary. Continue to promote the AHA program in Cedar Hills through the newsletter and City emails.

F

2024- The City would evaluate the remaining commercial zone for the possibility of adding a mixed-use element to the remaining land.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E

Cedar Hills staff prepared multiple messages to be placed in the weekly email that is sent out to nearly 75% of the residents, social media accounts, and the monthly newsletter. These messages helped residents and home owners understand their rights as property owners in constructing ADU's. The City tries to inform residents of the process to register their ADU in order to get a more accurate count of ADU's within city limits.

I

The City put out multiple messages related to SRO's, what they are, and how they work in the City. These messages were sent out in the weekly email, newsletter, website, and social media.

O

The City entered into an agreement by resolution to be a part of the Attainable Housing Agency. The AHA provides assistance for homeowners who wish to build an ADU onto their home. The AHA pays for the construction of the ADU, and then the homeowner pays back the money through the rental income over the course of the next 10 years. During that 10 year period the ADU is classified and rent restricted to comply with MIH pricing. The agreement was entered into during the City Council meeting 12-03-2024. Additionally, the City has begun to advertise this housing option to residents through emails.

F

The City completed an evaluation and found that this is not feasible for a few reasons: 1- There are no major commercial centers nearby2-There is no transit nearby3-there is only about 1 acre of commercial land available, and it is highly unlikely that a rezone would result in MIH. As a result, the City chose to alter its MIH Element by abandoning this strategy and selecting a new menu item to begin to implement; the City selected item (O) which was previously reported.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E

There were no new land use regulations adopted during this period related to this strategy.

I

August 13, 2024, the City Council adopted code related to SRO. It gave definitions and descriptions of what this type of living arrangement was like and what requirements were in place to comply with the City's code.

O

No land use regulations were adopted pertaining to this strategy. The City adopted a resolution in December 2024.

F

The City abandoned this strategy when it updated the MIH.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E

It is assumed that there is approximately 100-150 ADU's within the community; currently, only 61 are registered. The City has tried to inform residents of the need to register their ADU so that not only can the City use that in the overall count for reporting purposes, but to ensure that the ADU's meet building and fire safety requirements.

I

None

O

The only barrier is the lack of interest from the public and the lack of awareness of the program itself. The City will continue to advertise this to homeowners; however, to date we are unaware of anyone in the City who has applied for this program.

F

1- There are no major commercial centers nearby2-There is no transit nearby3-there is only about 1 acre of commercial land available, and it is highly unlikely that a rezone would result in MIH.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

When impact fees were removed from ADU registrations back in 2017, and building regulations were relaxed, people began to register their ADU. All of this information has been submitted in previous reports.

I

As we do not track this type of household within the City, it is difficult to report on the market response. We are aware of a few households with this living arrangement, but overall there has not been any response to the City's actions on this item.

O

To date we are unaware of anyone in the City who has applied for this program. As the program is still new, the City will continue to advertise and inform residents of this option.

F

Unless the market can create new land, build a commercial center nearby, and construct a transit system to take people there; in that case this could be feasible.

7. **Links to supporting documentation** *(Optional)*

E

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Attachment to supporting documentation *(Optional)*

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F_29hWlTGGKcqrkF0
Proposed Code - Single Room Occupancy.docx
19123
application/vnd.openxmlformats-officedocument.wordprocessingml.document

O

F_smSZflkTLcdXFC1
Resolution Aproving Interlocal - AHA (1).docx
35476
application/vnd.openxmlformats-officedocument.wordprocessingml.document

F

FEEDBACK & 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,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)*

Two suggestions-1) Create a menu item that would allow cities to propose their own menu item to comply with. This would allow cities with unique circumstances, like Cedar Hills, to try to comply in a meaningful way. We are built out in both commercial and residential, we can't comply with the majority of the menu items. 2)Get rid of this report completely for certain communities. This report does nothing to promote MIH in Cedar Hills. Our circumstances that have been outlined before put us in a unique situation. To keep having to do this report becomes time consuming and pointless.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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
801-677-6437

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.centervilleutah.gov/documentcenter/view/1243

Link to general plan, moderate income housing element:
https://www.centervilleutah.gov/DocumentCenter/View/1126/Part-12-490-Moderate-Income-Housing-Plan-1-17-23-PDF

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Mike Smith, GIS Specialist will upload the shapefile to UGRC using the link provided. That being said, online weblink is here:
https://experience.arcgis.com/experience/e89f86d44a1843fa8d9dd580208e3542/

When did the last zoning map or text amendment occur?
June 3, 2025, zoning map amendment from A-L to R-L

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
151 total residential units that are entitled but have not pulled a building 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.
38 residential units through a Planned Development Overlay (PDO) Zoned development. This residential unit amount is included in the previous question's total of 151 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.**
22 residential units through a Planned Unit Development. This residential unit amount is included in the first "entitled units" question's total of 151 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.**
61 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 factors and home building market driven challenges; demand fluctuation in the community for housing products; cost of infrastructure development; increased building materials and resources expenses; developer or property owner decision timing and/or desires not to build; interest rate and borrowing costs challenges/issues; and other geographical and geological constraints affecting development in some areas (topography, drainage, etc).

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
Over the last three years, the City has approved multiple residential subdivisions of various size. This includes a newer 67 lot residential subdivision which has been moving forward more aggressively with lot development and homes construction during the last year. Also, within the last year, the City approved a 12-lot townhome amended subdivision project (where townhomes have started to be constructed), and a subdivision split of an existing home, which established a new building lot. Most developers are taking around 18 months to build out the public infrastructure. Such delays are likely due to the above-mentioned reasons regarding increased

building costs, higher interest rates and borrowing costs, demand challenges, and staggered lot development plans.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
We track the overall number of approved Accessory Dwelling Unit (ADU) 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:
There are currently 19 total approved and recorded Accessory Dwelling Unit permits.
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
Two (2) 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, 2024 and July 31, 2025:
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, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
There have been four (4) Accessory Dwelling Unit permits issued within this time frame.

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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N

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

P

Per the Centerville plan of implementation for this strategy, as set forth in Section 5.A. of the Centerville Moderate Income Housing Plan, Phase Two (2025 reporting year) of this strategy is to “create a funding set aside program and establish qualifying requirements”. This Phase is following Phase One, which was “research future funding capacity for moderate income housing set aside program”. Both phases have been brought into the Centerville Comprehensive General Plan update discussion process we are currently working on as a City, as will be referenced further below. This is important to note now, because these strategy implementation tasks are being reviewed and evaluated as part of the updated/new housing strategies being explored for the Comprehensive General Plan update process.

S

Per the Centerville plan of implementation for this strategy, as set forth in Section 5.B. of the Centerville Moderate Income Housing Plan, Phase One and Two (years 2025 and 2026) of this strategy is to “introduce and discuss the Moderate Income Housing Goals with neighboring South Davis Communities and Davis County to identify potential collaborative efforts” for moderate income housing growth opportunities in the South Davis area of the overall community.

N

Per the Centerville plan of implementation for this strategy, as set forth in Section 6.A. of the Centerville Moderate Income Housing Plan, Phase Three (2025 reporting year) of this strategy

is to “if deemed suitable, implement a Mortgage Assistance Program for City Employees and promote a defined/desired outcome.”

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

P

For the 2024 Moderate Income Housing Report, Centerville City identified that it participated in 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 Symphony Homes, JF Capital, and CW Homes to work together in identifying property development sites and ideas that might accommodate moderate income housing options. These discussions continue today, especially in light of the Centerville Comprehensive General Plan update process the City is currently working on at this time. The City has recognized these local homebuilders as stakeholder groups within Centerville City. As such, these groups have been contacted and encouraged to participate in the Comprehensive General Plan update process so that we can receive their feedback and hear their ideas regarding potential housing development partnerships and future land use development ideas (initially in July-August 2024 with an invitation for all three development groups to participate in the General Plan update). Continued discussions with these development groups (e.g. November 2024 and March 2025 for JF Capital and February-March 2025 for Symphony Homes) are occurring as we evaluate concepts and options for further evaluation of the land use strategies and future land use map development within the updated General Plan. The targeted goal for these continued land use and General Plan update discussions is to identify possible project areas that might best fit moderate income housing within selected geographical locations of the City. Also in the 2024 Moderate Income Housing Report, Centerville City identified that the City/RDA staff have met together to discuss RDA housing funding and development options. During that previous reporting year, the City/RDA staff 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. The future intent, as the next step, was 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. Obviously, with the major task of participating in a Comprehensive General Plan update, the goal is to continue City/RDA discussions regarding the potential for the utilization of some dedicated RDA housing funds for moderate income housing development within identified RDA Areas (e.g. Porter-Walton CRA), especially within the context and design of the final updated General Plan document for the City. Centerville City leadership is desirous to identify ways in which tax increment financing incentives could be used

to develop moderate income housing opportunities within the City. To that point, a future land use update effort, as part of the new Comprehensive General Plan update process, has identified a strong potential area to develop for a First Home Investment Zone (FHIZ), a Home Ownership Promotion Zone (HOPZ), or even a Housing and Transit Reinvestment Zone (HTRZ) adjacent to the rail lines that run through Centerville. The City staff are interested in the potential to set up a future FHIZ/HOPZ/HTRZ area that could then benefit from City/RDA set aside financing program participation for this area. Additionally, although the General Plan update process has set back the implementation planning for "creating a funding set aside program and policies/qualifying requirements," Centerville City is still committed to this type of programming and will evaluate how best to accomplish this programming as the City works on the updated Moderate Income Housing Plan within the updated Comprehensive General Plan document. The newly established Moderate Income Housing Plan and implementation strategy objectives will be shared in next year's Moderate Income Housing reporting for the City.

S

During this year, the Centerville City team sent out updated email invitation letters to the neighboring communities of Farmington City, West Bountiful City, and Bountiful City to make them aware of our Citywide Comprehensive General Plan process; to invite them to participate and share comments if they have any regarding the General Plan update and our shared city boundaries; and also with a reminder invitation for us to continue to discuss strategies in considering shared resources for the potential acquiring of properties/incentives development that encourage moderate income housing development growth and also to evaluate development strategies that can enable new housing opportunities for those individuals and families in our communities with moderate income housing needs (the most recent invitation reminder email was sent out to the neighboring cities on July 1, 2025). Further, the City team also sent out a similar email regarding the General Plan update and moderate income housing development discussions to the Davis County Community and Economic Development team to participate in these efforts (the most recent invitation reminder was sent out to Davis County on July 1, 2025). To the current date, we have received a response email from the Davis County Community Development team, showing interest in engaging in these conversations and also identifying ways in which Davis County may be able to partner utilizing community funds to create ideas for moderate income housing growth opportunities (a response email from Davis County Community Development was received by us on July 2, 2025; on July 21, 2025, we also had a telephone conversation with the Davis County team regarding a deeply impacted income housing potential partnering opportunity for the South Davis area). We will coordinate with the Davis County team to meet with them for further conversations regarding their funding resources that may be available through a future potential partnership. We otherwise have not heard back from the other neighboring cities, but hope to hear back from them soon, especially since our General Plan update is in process and discussions with neighboring representative counterparts would be beneficial as we consider future land use decisions and our updates to the redevelopment of the Moderate Income Housing Plan component within this General Plan update.

N

In 2024, the Centerville City staff 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 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 desired to move towards next steps for Phase Three of this strategy regarding potential implementation of a Mortgage Assistance Program for City Employees. The Centerville City team had planned to further research more mortgage assistance programs from additional cities to gain more guidance and ideas for program development and implementation. Then planned 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.Therefore, as noted above, the next step for this strategy is to consider identifying potential City/RDA set aside funding to assist City employees and/or other public employees with a housing assistance program wherein the set aside RDA/CRA funds might be utilized to assist public employees in finding housing opportunities within Centerville City, with the understanding that requirements and criteria would need to be developed to create this program. However, as discussed in earlier strategies, this program development has not progressed this year due to the major impact of the slowdown with the Comprehensive General Plan update process and potential changes to the Moderate Income Housing Plan therein. The General Plan update and Moderate Income Housing Plan update/redevelopment of the Plan has setback efforts by the City for this strategy. Centerville City is still committed to exploring this potential Mortgage Assistance programming and then working on seeking a desired outcome with conversation and participation of the City Council/RDA Board. This is all contingent on determining with the updated Moderate Income Housing Plan whether or not this same strategy (N) would be utilized as part of the updated Moderate Income Housing Plan that is included in the Comprehensive General Plan Update.Centerville City has access to the materials researched and collected in 2024 and has continued to review and discuss these materials internally to continue identifying ways to establish draft programming options and a finalized Mortgage Assistance Program draft plan for the public employees of the municipality and other public organizations. This strategy is clearly a beneficial way to utilize RDA/CDA funds and, possibly even City funding of some kind, depending on the Council’s future ideas in order to fund a Mortgage Assistance Program for public employees.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

P

As previously noted, Centerville City is currently in the middle of a Comprehensive General Plan update process. The General Plan update process is running behind schedule, due to the public input expectations and participation timelines taking longer than planned or expected. The public input period has finally been completed, and the draft General Plan document is now being completed by the City's professional partner group (Psomas) who are working on the Plan document. That being the case, Psomas is also working on the updated Moderate Income Housing Plan for that draft document. Through our partnership with Psomas, Zions Bank has completed a draft Centerville Housing Study document that has been reviewed and elements of which are being incorporated into the Comprehensive General Plan draft document in alignment with the Moderate Income Housing Plan update. This draft report document and the updated Moderate Income Housing Plan update information will then be re-evaluated and utilized to guide the City/RDA Board in the future regarding RDA funding and set aside of monies for the development of moderate income housing funding and requirements development. Additionally, as noted earlier, City staff and RDA staff continue to discuss the General Plan update, RDA financing ideas, and moderate income housing development potential with property developers regarding new housing development strategy ideas for the City.

S

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, especially in light of the invitation to neighboring communities and Davis County to provide commentary and feedback to the Comprehensive General Plan Update regarding their interests around joint City/County boundary areas and shared moderate income housing potential programming.

N

As previously noted, Centerville City is currently in the middle of a Comprehensive General Plan update process. The General Plan update process is running behind schedule, due to the public input expectations and participation timelines taking longer than planned or expected. The public input period has finally been completed, and the draft General Plan document is now being completed by the City's professional partner group (Psomas) who are working on the Plan document. That being the case, Psomas is also working on the updated Moderate Income Housing Plan for that draft document. Through our partnership with Psomas, Zions Bank has completed a draft Centerville Housing Study document that has been reviewed and elements of which are being incorporated into the Comprehensive General Plan draft document in alignment with the Moderate Income Housing Plan update. This draft report document and the updated Moderate Income Housing Plan update information will then be re-evaluated and utilized to guide the City/RDA Board in the future regarding RDA funding and set aside of monies for the development of moderate income housing funding and requirements development, which could

include accomplishing the development of a Mortgage Assistance Program for public employee benefit. There is continued interest in pursuing RDA funding and/or City funding set aside to create and establish a Mortgage Assistance Program to develop moderate income housing opportunities for public employees of the community.Aside from the above-noted information, there haven't been any additional land use regulations or land use decisions made by the City during this reporting period for this strategy. City staff is hopeful finalize and have an approved Comprehensive General Plan update and Moderate Income Housing Plan element, which could lead to future direction and guidance from the Mayor and City Council regarding next steps on implementing a Mortgage Assistance Program for City employees.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

P

A barrier or change for this strategy implementation timeline has been the engagement of the Comprehensive General Plan process for the City. The original intent of the General Plan update process was to have the Centerville Comprehensive General Plan final document completed and approved by the City Council in May/June 2025 timeframe. Unfortunately, this has not happened up to this date and our partner team, Psomas, is finally at the stage of the process where the draft document can now be completed. As reported in earlier sections of this response, this delay matters due to the fact that the existing Moderate Income Housing Plan is planned to be completely overhauled and redone with potentially new or different Moderate Income Housing strategies than currently identified within the active General Plan we are using for the purposes of this moderate income housing reporting. The Comprehensive General Plan update document, and the Moderate Income Housing Plan update, have been delayed specifically due to the public input interest of this process. The City finally completed the public input process at the end of May and then Psomas received Council direction to now move forward with the Comprehensive General Plan update. This delay has set back the City on the timing of this Moderate Income Housing Plan update that we would have otherwise reported to the State of Utah for this current Moderate Income Housing reporting. So, Centerville City is caught in the middle of this transition for the purposes of this moderate income Housing reporting and has also encountered some unforeseen delays, as a result, when it has come to working on our currently established Moderate Income Housing Plan strategies. Additionally, the City is still interested in evaluating potential program development for public employee assistance housing funding for employees who might want to find housing options within Centerville; this effort has been delayed by the General Plan update efforts as well.A positive outcome of this General Plan update process has been engaging with the public regarding the need for moderate income housing land use identification, discussions regarding the State of

Utah initiatives and expectations for moderate income housing development, and also the need to incorporate funding and development partnership mechanisms for the development and growth of moderate income housing options within Centerville City. So there has been a beneficial outcome for the dialogue regarding the future potential development of moderate income housing concepts and land use ideas within Centerville City.

S

A barrier or change for this strategy implementation timeline has been the engagement of the Comprehensive General Plan process for the City. The original intent of the General Plan update process was to have the Centerville Comprehensive General Plan final document completed and approved by the City Council in May/June 2025 timeframe. Unfortunately, this has not happened up to this date and our partner team, Psomas, is finally at the stage of the process where the draft document can now be completed. As reported in earlier sections of this response, this delay matters due to the fact that the existing Moderate Income Housing Plan is planned to be completely overhauled and redone with potentially new or different Moderate Income Housing strategies than currently identified within the active General Plan we are using for the purposes of this moderate income housing reporting. The Comprehensive General Plan update document, and the Moderate Income Housing Plan update, have been delayed specifically due to the public input interest of this process. The City finally completed the public input process at the end of May and then Psomas received Council direction to now move forward with the Comprehensive General Plan update. This delay has set back the City on the timing of this Moderate Income Housing Plan update that we would have otherwise reported to the State of Utah for this current Moderate Income Housing reporting. So, Centerville City is caught in the middle of this transition for the purposes of this moderate income Housing reporting and has also encountered some unforeseen delays, as a result, when it has come to working on our currently established Moderate Income Housing Plan strategies. Due to the General Plan Update processing, we are reevaluating our Moderate Income Housing Plan and how we potentially consider future partnering with neighboring communities and Davis County as part of this plan update. Further, the unforeseen delays with this General Plan Update have slowed down our conversations with neighboring communities and the County regarding moderate income housing funding and development ideas for partnering. We will continue to engage our counterparts regarding the General Plan update and Moderate Income Housing Plan to make sure that we are working together as unified communities to consider shared moderate income housing goals to the benefit of the residents within the South Davis area of Davis County.

N

A barrier or change for this strategy implementation timeline has been the engagement of the Comprehensive General Plan process for the City. The original intent of the General Plan update process was to have the Centerville Comprehensive General Plan final document completed and approved by the City Council in May/June 2025 timeframe. Unfortunately, this has not happened up to this date and our partner team, Psomas, is finally at the stage of the process where the draft document can now be completed. As reported in earlier sections of this response, this delay matters due to the fact that the existing Moderate Income Housing Plan is

planned to be completely overhauled and redone with potentially new or different Moderate Income Housing strategies than currently identified within the active General Plan we are using for the purposes of this moderate income housing reporting. The Comprehensive General Plan update document, and the Moderate Income Housing Plan update, have been delayed specifically due to the public input interest of this process. The City finally completed the public input process at the end of May and then Psomas received Council direction to now move forward with the Comprehensive General Plan update. This delay has set back the City on the timing of this Moderate Income Housing Plan update that we would have otherwise reported to the State of Utah for this current Moderate Income Housing reporting. So, Centerville City is caught in the middle of this transition for the purposes of this moderate income Housing reporting and has also encountered some unforeseen delays, as a result, when it has come to working on our currently established Moderate Income Housing Plan strategies. Additionally, the City is still interested in evaluating potential program development for public employee assistance housing funding for employees who might want to find housing options within Centerville; this effort has been delayed by the General Plan update efforts as well and City staff have not been able to collaborate on a determination of Mortgage Assistance Program suitability and implementation. This is due to the fact that the reevaluation of Moderate Income Housing Plan may impact this strategy and its current goals, in addition to determining what the future land use plans and RDA goals will be in association with the final Comprehensive General Plan product, when approved by the City Council.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

P

As noted last year and further this year, relationships between the City team and local property development groups have strengthened as the various parties have discussed concepts and potential ideas for moving forward with associated strategy ideas for the development of future moderate income housing options within the City. These relationships have also been strengthened due to the continued General Plan update discussions we are having with these groups, as we strategize and discuss together regarding locations for future moderate income housing options within the City and potential funding partnerships that may develop in the future. Otherwise, this strategy is not far enough along to yield any other market findings.

S

Relationships and partnering opportunities between the communities will hopefully increase as we engage in joint conversations with Davis County and/or the neighboring communities to evaluate potential land development strategies and moderate income housing ideas. Otherwise, this strategy is not far enough along to yield any other market findings.

N

The Phase Two research (2024 year) tied to 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 could hopefully 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.We will evaluate the strategies to be included in the Moderate Income Housing Plan element of the General Plan update and determine if this strategy is still a viable and beneficial strategy to include in the final approved Comprehensive General Plan update. If this strategy is continued in the updated Moderate Income Housing Plan, then we will be ready to advance to Phase Three and, possibly, Phase Four conversations and paths of direction at that point. The previously completed research will be advantageous to re-engaging in more direct action as tied to next steps for this strategy if the City plans to go that direction with the Moderate Income Housing Plan update.All of this information being said, this specific strategy is not far enough along to yield any other market findings.

7. **Links to supporting documentation** *(Optional)*

P

There are no supporting documents to provide at this time. Hopefully, at this time next year we will be sharing an approved Centerville Comprehensive General Plan Update document with the State of Utah that reflects the updated Moderate Income Housing Plan information and strategy goals.

S

As noted earlier with this strategy, invitation emails regarding General Plan participation and moderate income housing area discussions were sent out to neighboring South Davis Communities (Farmington, Bountiful, and West Bountiful), as well as Davis County. We did receive a response email from Davis County Community Development evidencing that they would be open to discussing this further in working together collaboratively for moderate income housing development area and funding partnership exploration. These noted email messages are available upon request but are not included for the purpose of this reporting. So, to that point, there are no other supporting documents to provide at this time. Hopefully, at this time next year we will be sharing an approved Centerville Comprehensive General Plan Update document with the State of Utah that reflects the updated Moderate Income Housing Plan information and strategy goals.

N

There are no supporting documents to provide at this time. Hopefully, at this time next year we will be sharing an approved Centerville Comprehensive General Plan Update document with the State of Utah that reflects the updated Moderate Income Housing Plan information and strategy goals. These goals will likely reflect updates and/or revisions to this specific moderate income housing strategy and associated updated progression goals.

Attachment to supporting documentation *(Optional)*

P

S

N

FEEDBACK & 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,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 to discuss, other than concepts and challenges noted in strategy narratives.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Clearfield city

Who is filling out this report?
Tyson Stoddard
Associate Planner
tyson.stoddard@clearfieldcityut.gov
801-525-2718

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://clearfield.city/wp-content/uploads/2022/11/Moderate-Income-Housing-Plan-Ordinance-Adoption-2022.pdf

Link to general plan, moderate income housing element:
https://clearfield.city/wp-content/uploads/2022/11/Moderate-Income-Housing-Plan-2022.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://clearfield.maps.arcgis.com/apps/webappviewer/index.html?id=a13287f84932449a8cc946ff829454ac

When did the last zoning map or text amendment occur?
8-Apr-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
1472

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.**
218

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 doesn't provide will serve letters, but works with applicants to coordinate utilities through the land use and building permit 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.
Barriers for development include financing and equity partners required on the private side for developments to move forward.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
Most of the entitled units in the City are from the Master Development Agreement for Clearfield Station, and an agreement for a Downtown Mixed Use Development. These two projects add up to approximately 1300 residences. Financial constraints and concerns have been the biggest issue keeping building permits from being pulled. For Clearfield Station, the developer has cited a challenge getting the private equity required to move forward. They report that the banks are on board to finance, but the equity is the missing piece. The downtown project is in a similar situation.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
IADU Registration Applications

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, 2024 and July 31, 2025:
12

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
1

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
3

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A
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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

Action Item #1: Clearfield City will use a Form-Based Code to support development of mixed-use areas that include a range of housing types and densities that can include MIH. 1.Identify and summarize the development of housing types and densities in the Form-Based Code areas (Years 1-5)2.Analyze the FLU map for additional areas that may benefit from the Form-Based Code; prioritize any identified areas for rezoning (Year 2)3.Initiate rezoning to the Form-Based Code in areas identified according to prioritization. (Years 3-5)Action Item #2: Clearfield City will ensure zoning designations allow for higher density and/or moderate-income housing development in the mixed-use Downtown, near Clearfield Station, and adjacent to commercial and employment centers. 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. (Year 1)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. (Year 2)3.Prioritize the rezoning of any FLU/Zoning mismatch areas in the mixed-use downtown, Clearfield Station, and commercial and employment centers. (Year 2)4.Initiate rezoning of areas according to prioritization. (Years 2-5)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. (Years 2-5)Action Item #3: Clearfield City will support a mix of housing options within the same neighborhood. 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. (Year 1)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. (Years 1-2)3.Initiate updates to the City's tools to better support a mix of housing in neighborhoods. (Years 2-5)Action Item #4: Clearfield City will implement goals and objectives from creating Clearfield Downtown Small Area plan to implement centers and create areas of focus along major transit corridors which include the Downtown Form Based Code area and the Clearfield Station site. 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. (Years 1-5)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. (Years 2-3)3.Identify and summarize the development types, including housing types and densities, within the initiated centers and areas of focus. (Years 1-5)Action Item #6: Clearfield City will rezone areas to allow for a range of housing types that can support integration of MIH into neighborhoods. 1.Identify and prioritize areas where rezoning can allow a mix of housing to better support integration of MIH into neighborhoods. (Year 1)2.Initiate rezoning of areas based on prioritization. (Years 2-3)

B

Action Item #5: Clearfield City will examine redevelopment opportunities where infrastructure investment by the city can support creation of MIH. 1.Identify potential redevelopment opportunities in need of infrastructure investment (Years 1-5)2.Understand extent and types of infrastructure investment needs for redevelopment opportunity areas and prioritize areas and projects (Years 2-5)3.Coordinate funding of projects to implement infrastructure investments that will support the creation of MIH. (Years 2-5)4.Initiate rehabilitation and/or installation of new infrastructure. (Years 3-5)Action Item #7: Clearfield City will coordinate the rehabilitation or expansion of Active Transportation infrastructure to facilitate construction of moderate-income housing.1.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)2.Coordinate prioritization and funding of Active Transportation projects to connect moderate-income housing areas with regional transportation. (Years 2-5)3.Initiate rehabilitation and expansion of Active Transportation infrastructure in priority areas. (Years 3-5)

E

Action Item #8: Clearfield City will evaluate current internal ADU regulations, track ADUs, and assess allowing detached ADUs in appropriate residential neighborhoods in comparison to allowing duplexes, etc. 1.Evaluate the City’s current internal ADU regulations and identify if any changes are needed to better support the creation of ADUs. (Year 2)2.Establish an effective tracking system to document all ADUs. (Years 1-2)3.Evaluate the ability of external ADUs vs.

duplexes to better support integration of moderate-income housing options into residential neighborhoods. (Year 2)4.Initiate updates to the City’s planning and regulatory tools based on the findings of the evaluation. (Year 3)

F

Action Item #1: Clearfield City will use a Form-Based Code to support development of mixed-use areas that include a range of housing types and densities that can include MIH. 1.Identify and summarize the development of housing types and densities in the Form-Based Code areas. (Years 1-5)2.Analyze the FLU map for additional areas that may benefit from the Form-Based Code; prioritize any identified areas for rezoning. (Year 2)3.Initiate rezoning to the Form-Based Code in areas identified according to prioritization. (Years 3-5)Action Item #2: Clearfield City will ensure zoning designations allow for higher density and/or moderate-income housing development in the mixed-use Downtown, near Clearfield Station, and adjacent to commercial and employment centers. 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. (Year 1)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. (Year 2)3.Prioritize the rezoning of any FLU/Zoning mismatch areas in the mixed-use downtown, Clearfield Station, and commercial and employment centers. (Year 2)4.Initiate rezoning of areas according to prioritization. (Years 2-5)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. (Years 2-5)Action Item #3: Clearfield City will support a mix of housing options within the same neighborhood. 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. (Year 1)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. (Years 1-2)3.Initiate updates to the City's tools to better support a mix of housing in neighborhoods. (Years 3-5)Action Item #4: Clearfield City will implement goals and objectives from creating Clearfield Downtown Small Area plan to implement centers and create areas of focus along major transit corridors which include the Downtown Form Based Code area and the Clearfield Station site. 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. (Years 1-5)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. (Years 2-3)3.Identify and summarize the development types, including housing types and densities, within the initiated centers and areas of focus. (Years 1-5)Action Item #6: Clearfield City will rezone areas to allow for a range of housing types that can support integration of MIH into neighborhoods. 1.Identify and prioritize areas where rezoning can allow a mix of housing to better support integration of MIH into neighborhoods. (Year 1)2.Initiate rezoning of areas based on prioritization. (Years 3-4)

G

Action Item #1: Clearfield City will use a Form Based Code to support development of mixed-use areas that include a range of housing types and densities that can include MIH. 1.Identify and summarize the development of housing types and densities in the Form-Based Code areas. (Years 1-5)2.Analyze the FLU map for additional areas that may benefit from the Form-Based Code; prioritize any identified areas for rezoning (Year 2)3.Initiate rezoning to the Form-Based Code in areas identified according to prioritization (Years 3-5)Action Item #2: Clearfield City will ensure zoning designations allow for higher density and/or moderate-income housing development in the mixed-use Downtown, near Clearfield Station, and adjacent to commercial and employment centers.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. (Year 1)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. (Year 2)3.Prioritize the rezoning of any FLU/Zoning mismatch areas in the mixed-use downtown, Clearfield Station, and commercial and employment centers. (Year 2)4.Initiate rezoning of areas according to prioritization (Years 2-5)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. (Years 2-5)Action Item #3: Clearfield City will support a mix of housing options within the same neighborhood.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. (Year 1)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. (Years 1-2)3.Initiate updates to the City's tools to better support a mix of housing in neighborhoods. (Years 2-5)Action Item #4: Clearfield City will implement goals and objectives from Creating Downtown Clearfield Small Area Plan to implement centers and create areas of focus along major transit corridors which include the Downtown Form Based Code area and the Clearfield Station site. 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 (Years 1-5)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 (Years 2-3)3.Identify and summarize the development types, including housing types and densities, within the initiated centers and areas of focus (Years 1-5)Action Item #6: Clearfield City will rezone areas to allow for a range of housing types that can support integration of MIH into neighborhoods.1.Identify and prioritize areas where rezoning can allow a mix of housing to better support integration of MIH into neighborhoods. (Year 2)2.Initiate rezoning of areas based on prioritization. (Years 3-4)

H

Action Item #1: Clearfield City will use a Form-Based Code to support development of mixed-use areas that include a range of housing types and densities that can include MIH. [Supports Implementation of Strategies A, F, G, H]1.Identify and summarize the d

V

Action Item #2: Clearfield City will ensure zoning designations allow for higher density and/or moderate-income housing development in the mixed-use Downtown, near Clearfield Station, and adjacent to commercial and employment centers. 1.Identify the curre

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

The city continues to identify the development of housing types and densities in the Downtown Form Based Code Area. This reporting period did not have any development of apartment buildings or mixed-use buildings that include upper story apartments in our Downtown. We did see continued development of townhomes in the Downtown, with two townhome projects being completed during the reporting period. The townhome projects that were completed were 28 townhomes in Phase 2 of the Union Townhome project and 64 townhomes in the Lotus Nova project. During the summer of 2025, the City has collaborated with the planned Lakeside Mixed-Use Development to change the regulatory tools within the development agreement to allow for more flexibility in locating live-work units. This will help the project move forward and will ultimately include 298 residential units in the heart of Downtown Clearfield, implementing the continued focus of this center. In an effort to support a mix of housing within neighborhoods, as well as support higher density and moderate income housing near the commercial center along Antelope Drive, the city has been working on a development agreement that will bring 55 townhomes to a neighborhood that has yet to have the townhouse housing type. The townhomes will be located between an existing single-family neighborhood and commercial uses, functioning as a transition area between the two.

B

During the reporting period, Clearfield City selected a contractor, Wall Consultant Group (WGC) for the creation of a Transportation Master Plan. WGC assembled a project team consisting of City personnel, Fehr and Peers, and Zions Bank. The plan will guide transportation infrastructure investments for the future by addressing several goals identified by the City, including the enhancement of all modes of transportation in support of the planned growth in key centers and the advancement of the North Davis Active Transportation Plan. The Transportation Master Plan studies the existing network’s operations while forecasting to 2034 and 2050 to identify deficiencies in the roadway network that may occur due to land development and population growth, and will provide greater opportunities for grant funding of

transportation infrastructure and projects that will aid in further development and support of moderate income housing. One July 2, 2025, the Planning Commission recommended approval to the City Council for adoption of the Transportation Master Plan. It is scheduled to go to the Council on August 26, 2025. Also during this reporting period, a trail is now under construction to make a connection from the Denver and Rio Grande Rail Trail at Antelope Drive to the Clearfield Frontrunner Station. This connection will better connect moderate income housing areas along the trail to the regional transportation network. In accordance with the North Davis Active Transportation Plan, the City has been able to implement additional bike lane striping projects along 1000 West. The City continued construction of infrastructure tied to the Station Area Plan, extending Depot street all the way to State Street. This was opened during the reporting period and the last major infrastructure undertaking at Clearfield Station.

E

Clearfield City has made ongoing efforts to evaluate current ADU regulations as well as track ADU's being built or registered in the City. The city has data on ADU's being built with new construction building permits as well as those being registered through the ADU review process and recording of a declaration of occupancy. In meetings with City management and Council members, elected officials have encouraged staff to begin researching the possibility of detached ADU's. On October 8, 2024, a discussion was had with the City Council to evaluate detached ADU's in Clearfield. Example ordinances from other cities allowing detached ADU's were shared and discussed. Based upon the work session discussions, staff was given the direction to draft an ADU ordinance that includes the allowance of detached ADU's. This is planned to be presented to the City Council for adoption this 2025 calendar year.

F

The action items associated with Strategy F are the same as the action items associated with Strategy A, so there will be some overlap in this response. Because Strategy F is more specific to rezoning for higher densities and moderate income housing near commercial centers and employment centers, this report will focus on that aspect. During the summer of 2025, the City has collaborated with the planned Lakeside Mixed-Use Development to change the regulatory tools within the development agreement to allow for more flexibility in locating live-work units. This will help the project move forward and will ultimately include 298 residential units in the heart of Downtown Clearfield, implementing the continued focus for housing in this center. In an effort to support a mix of housing within neighborhoods, as well as support higher density and moderate income housing near the commercial center along Antelope Drive and in close proximity to the Freeport Center employment hub, the city has been working on a development agreement that will bring 55 townhomes to a neighborhood that has yet to have the townhome housing type. The development agreement is for a mixed-use development, where the townhomes will be located between an existing single-family neighborhood and three retail commercial pads, functioning as a transition area.

G

City staff, with support from FFKR Architects, continued to work on the update to the Clearfield City General Plan throughout the reporting period. The Planning Commission and City Council

were engaged in joint work sessions through a small group format to provide input regarding priorities for transportation, housing, economic development, and resilience. A special joint work session focused on future land use planning and balancing the City's needs for housing, centers, and community spaces. A draft of the General Plan went to both the Planning Commission and the City Council, with both bodies providing good feedback to work towards adoption of the General Plan update. These work sessions allowed the City to evaluate current zoning designations, potential future zoning designations, as well as new future land use categories to support a variety of housing types. Each small group created a Future Land Use Map, which was the foundation for the final Future Land Use Map that was ultimately adopted in the new General Plan. The city continues to focus on the goals and objectives of the Creating Downtown Clearfield Small Area Plan, and made changes to the regulatory development agreement to provide greater flexibility to a downtown project that should commence this calendar year and will bring 298 residential units to the downtown.

H

As part of the City's efforts to adopt a Transportation Master Plan, Wall Consultants Group was hired to evaluate the transportation network and establish goals, policies, and strategies to guide infrastructure investment and improving transportation operations. Policies and objectives were identified to relative to parking in the City, such as continuing to evaluate strategies and standards for city-wide parking policies that reduce extraneous amounts of land used only for parking. In support of the parking the parking study conducted in 2022, this plan recommends exploring shared parking standards, reduction of minimum parking requirements, the use of maximum parking requirements in centers, and allowance of on-street parking spaces to count toward parking requirements for uses associated with short-term parking. Performance metrics have also been identified to aid the City in evaluating parking needs, such as periodic reviews of existing on and off street parking. Such studies will be done on a case by case basis and serve to measure the overall effectiveness of the City's parking code and regulations.

V

The Station Area Plan, Clearfield Connected, was developed and adopted by the City during the 2023 to 2024 reporting period. During this reporting period, the City continued to work towards plan certifications as required by State Code, with the plan ultimately being certified by the Wasatch Front Regional Council on August 22, 2024.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

The development agreement for 55 townhomes to create a mix of housing within neighborhoods and adjacent to a commercial center included the rezoning of approximately 4.3 acres from C-2 (Commercial) to R-3 (Residential), a residential zone that allows up to 16 units per acre. This rezone was recommended by the Planning Commission and ultimately approved by the City Council on February 11, 2025. In May of 2025, the Planning Commission recommended approval to the City Council for a comprehensive update to Clearfield City's General Plan. The updated General Plan was adopted by the City Council on July 22, 2025. Included in the update to the General Plan was an analysis of the Future Land Use Map to support higher density and moderate income housing development. The Future Land Use Map has now been adopted to include several residential categories, including Transitional Residential and Urban Residential. Transitional Residential supports lot sizes as small as 3,500 square feet, townhomes, duplexes, tri-plexes, and four-plexes. The Urban Residential category supports buildings from 3 to 5 stories, townhomes and stacked apartment buildings. In an effort to support an approved small mixed-use building that included 12 one bedroom and studio apartments, Clearfield City granted a 12-month extension of the site plan approval to help the developer navigate interest rates and financing challenges.

B

The adoption of the comprehensive update to the General Plan in July of 2025 as well as the recommendation of approval from the Planning Commission for the Transportation Master Plan are both land use decisions that will aid the City in a forward looking approach to growth and infrastructure to better support Moderate Income Housing, and allow for further development of these housing types.

E

No new land use regulations were adopted during the reporting period for ADUs. As discussed above, staff anticipates an ordinance adoption in 2025 that will expand ADU opportunities in the City. Related to land use decisions made during the reporting period, the City issued 12 building permits for IADU's and 1 rental permits for IADU's. Additionally, 4 IADU's were registered during the reporting period.

F

The action items associated with Strategy F are the same as the action items associated with Strategy A, so there will be some overlap in this response. Because Strategy F is more specific to rezoning for higher densities and moderate income housing near commercial centers and employment centers, this report will focus on that aspect. The development agreement for 55 townhomes to create a mix of housing within neighborhoods and adjacent to a commercial and employment center included the rezoning of approximately 4.3 acres from C-2 (Commercial) to R-3 (Residential), a residential zone that allows up to 16 units per acre. This rezone was

recommended by the Planning Commission and ultimately approved by the City Council on February 11, 2025, with the Moderate Income Housing plan being cited as reasoning for the approval. In May of 2025, the Planning Commission recommended approval to the City Council for a comprehensive update to Clearfield City's General Plan. The updated General Plan was adopted by the City Council on July 22, 2025. Included in the update to the General Plan was an analysis of the Future Land Use Map to support higher density and moderate income housing development. The Future Land Use Map has now been adopted to include several residential categories, including Transitional Residential and Urban Residential. Transitional Residential supports lot sizes as small as 3,500 square feet, townhomes, duplexes, tri-plexes, and four-plexes. The Urban Residential category supports buildings from 3 to 5 stories, townhomes and stacked apartment buildings. In an effort to support an approved small mixed-use building that included 12 one bedroom and studio apartments, Clearfield City granted a 12-month extension of the site plan approval in the Downtown to help the developer navigate interest rates and financing challenges.

G

The Clearfield City Council adopted a comprehensive update to the General Plan on July 22, 2025. In the Land Use and City Form chapter of the plan, the Future Land Use Map will be used as a decision-making framework for things such as rezones, community facilities, parks, economic development, and infrastructure improvements. The adoption of the land use portion of the plan is a culmination of efforts to analyze the Future Land Use Map to support a variety of housing development types, including moderate income and higher density housing developments. Mixed use development is strongly represented in our Downtown and Frontrunner Station Areas, with properties in close proximity to these centers identified as urban residential and transitional residential. These land use designations support small lots, townhomes, duplexes, triplexes, and fourplexes, as well as stacked apartment buildings 3 to 5 stories tall. The transitional residential designation has also been adopted to support housing along commercial corridors that were previously designated as commercial. This update to the General Plan is an important step towards moderate income housing strategies, and will help us make updates to zoning codes and support future rezoning efforts.

H

The Planning Commission recommended approval of the Transportation Master Plan on July 2, 2025. The plan then went to the City Council on July 22, 2025 for a work session and is expected to be adopted on August 26, 2025.

V

Unfortunately there haven't been any land use decisions related to this strategy during this reporting period. The City was hoping to issue permits for the first two apartment buildings, but the development partners have not been successful in obtaining t

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

One barrier to implementation of this strategy is that there are not a lot of opportunities for rezone requests, due to the fact that there is not a lot of vacant land left within Clearfield's municipal boundaries.

B

No particular barriers were encountered while implementing this strategy, other than rising material and project costs that were more than originally projected.

E

While we still hope to have an ordinance allowing detached ADU adopted during 2025, we have not been able to move as quickly as anticipated because of reduced staff levels. Much depends on the workload that corresponds to Planning & Zoning activities and assignments.

F

One barrier to implementation of this strategy is that there are not a lot of opportunities for rezone requests, due to the fact that there is not a lot of vacant land left within Clearfield's municipal boundaries.

G

No particular barriers were encountered while implementing this strategy.

H

No particular barriers were encountered while implementing this strategy.

V

The City has been very forward thinking and has put a lot of effort into planning the Station Area. Not only that, the City has invested significantly into the infrastructure for the project to allow for development. It has been discouraging that even with all of the investment from the City and the tax increment bonds used for horizontal development, the private development community has yet to move forward with building. Two apartment buildings received Planning Commission approval, but the developers have still not pulled permits and are unsure when they will do so. They have cited a drop in rents being the reason that private equity isn't coming to the table to fund the projects.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

In the case of the rezone that was granted to R-3 (Residential) the market has responded by pursuing a development agreement for a mixed-use development including 55 townhomes. The Lakeside development which will include 298 apartment units is working to secure final financing and hope to break ground during 2025. The Union Townhomes and Lotus Nova Townhomes that completed 92 townhomes during the reporting period were a direct result of the rezoning and adoption of the Downtown Form Based Code.

B

The most significant recent infrastructure investment has been the roads, sidewalks, trails, streetlights, and landscaping at Clearfield Station. The City bonded to install these infrastructure improvements and create “super pad” sites meant to facilitate timely development. Unfortunately, the market is not moving forward with any projects to date. The two multifamily buildings that got Planning Commission approval have yet to pull building permits, citing a lack of interest from private equity to back the projects because projected rents aren’t as high as they would like.

E

The City continues to see IADU applications, particularly with new single-family home construction. We have 4 separate subdivisions being developed that have each had homes including IADU’s in their plans.

F

In the case of the rezone that was granted to R-3 (Residential) the market has responded by pursuing a development agreement for a mixed-use development including 55 townhomes. The Lakeside development which will include 298 apartment units is working to secure final financing and hope to break ground during 2025. The Union Townhomes and Lotus Nova Townhomes that completed 92 townhomes during the reporting period were a direct result of the rezoning and adoption of the Downtown Form Based Code.

G

In relation to the update to the General Plan, it is too soon to gauge the market response. The hope is that more rezone applications will occur given the guidance of the future land use map.

H

The City has been able to use the reduced parking standards early on in the design review process to have potential developments more fully evaluate their parking needs and reduce where possible. The City continues to monitor and evaluate parking from recent projects and any impact to the community.

V

As described in the barrier section, the market is not moving forward with development at the Station Area site, which is entitled for up to 1000 residential units.

7. **Links to supporting documentation** *(Optional)*

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Attachment to supporting documentation *(Optional)*

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V

FEEDBACK & 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.,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)*

Grants, technical assistance, guidebooks.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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@clinton.utah.gov
801-614-0750

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.dropbox.com/scl/fi/9nni0ma3l108ud3uqj0lg/Res-No.-01-23-Clinton-MIHP-Addendum-2023-1.pdf?rlkey=ziomtpzv88x5dyqgm9p8v2chm&st=ulus4us7&dl=0

Link to general plan, moderate income housing element:
https://www.dropbox.com/scl/fi/vquj6jj324yvc5rcy6h4n/CLINTON-2022-MIHP-UPDATE-Addendum-2023-1-APPROVED.pdf?rlkey=je3id5kpvyuqqyiogx3pvwaka&st=0097tfcr&dl=0

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
27-May-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
231

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.**
106

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.
Approximately 50 acres zoned for 15,000 sf lots are not buildable because of easements (RMP and Jordan Valley WCD).Approximately 67 vacant acres zoned R-1-15 (15K lots) have been under church farm ownership until recently when ownership was transferred to PRI and LR, which is a step towards residential development in the near future. While this vacant/zoned acreage is presently planned for 1/3 acre lots, it is hoped the general plan update will result in changes that allow/encourage a broader variety of housing types including missing middle.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
The 2024 report was likely misleading. We mistakenly included vacant acreage that was zoned agricultural and planned for future single-family zoning in the overall count of entitled residential units. This report does not include those parcels which results in a lower overall unit count than what was reported last year.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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, 2024 and July 31, 2025:
2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
2

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

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 – end of 3rd Quarter 2023.TASK 2: Complete draft of multi-family (R-M) zone update, including design guidelines.TIMELINE/BENCHMARK: Present draft of updated code to decision makers by end of 4th Quarter 2023.TASK 3: Examine areas where transitional densities may be appropriate for medium density residential.TIMELINE/BENCHMARK: Ongoing throughout the reporting period. Present findings to decision makers by end of 2nd Quarter 2023.TASK 4: Prepare concepts for general plan update addressing missing middle housing.TIMELINE/BENCHMARK: Draft concepts to City Council by the end of 2024.TASK 5: Finalize general plan update addressing missing middle housing.TIMELINE/BENCHMARK: Complete by end of 2nd Quarter 2025.

B

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 rampprojects.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.

E

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.

N

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.

U

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. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

TASK 1: The annexation, rezone and annexation agreement for the 35 acres in west Clinton, that began in July 2023, was approved by the City Council on August 27, 2024, after several public hearings, plan updates and annexation agreement modifications. The zoning and annexation agreement references a concept plan called Trail Point consisting of 266 townhomes and 75 small single-family lots for a combined density of 9.77 units per acre. Shortly thereafter, a group of residents filed a referendum petition on August 30, 2024, against Ordinance 24-04Z which approved the zone change to R-M/PRD (Multi-Family Residential/Planned Residential Development). Referendum advocates gathered enough signatures, but the developer convinced some who signed the petition to remove their names from the petition. This reduced the number of signatures below the threshold to place the rezone decision on the ballot. Residents filed a lawsuit against the developer claiming unfair practices to remove signatures. This lawsuit is still under consideration by the judge. In the interim, city officials have been working with a local developer/builder that might be interested in the project with the intent to reduce density (number of townhomes), increase the ratio of single-family lots and introduce more affordable housing options through the implementation of various affordable housing programs targeted at first-time homebuyers. Discussions with this developer progressing. If this partnership is successful, the results will be provided for the next reporting period. This is also likely to trigger the city to amend the MIH plan to include some of the new strategy options related to affordable housing programs and city zoning ordinance updates.TASK 2: The City Council approved updates to the R-M (multi-family) zone and adopted a new Planned Residential Development (PRD) overlay zone in February 2024. This followed the timeline and benchmark outlined in the MIH Plan. These ordinance changes provide a framework for the development of a variety of housing types at densities up to 12 units per acre. The City Council and Planning Commission worked through the code updates in concert with the review and approval of the Summerfield PRD at 2520 North 2000 West and the Trail Point PRD in west Clinton. A third mixed housing PRD has since been approved called Greenfield Landing at 2400 North 2000 West.TASK 3: Follow up discussion on small-lot SF, density transition and infill strategies occurred through the first quarter of 2025. With the TLC grant award for a city-wide GP update, a major component is an updated/new MM housing code that will address/clarify transitions, small lots and infill. This will be done in conjunction with the housing element and updated MIH plan. The MIH plan update will create a new baseline with revised strategies for the 2025-2026 reporting period and beyond.TASK 4 and TASK 5: TLC grant awarded August 2024. Scope of work and project timeline revisions were worked on through the end of 2024. Project kick-off occurred in February 2025 with the overall project timeline through March 2026. The timeline for these tasks shifted to follow the general plan update scope of work.The consultant is working with the city on a missing middle housing ordinance (amendment to the R-M zone and PRD overlay zone) and will present a draft code based on public engagement and outreach efforts, stakeholder interviews, City Staff feedback and city official concerns. The updated code will provide site planning and architectural design

standards with visual diagrams to illustrate such standards. The code will also reflect feasibility in residential development standards consistent with the land use and development visual preferences identified throughout the public engagement process.The updated missing middle housing code will be the subject of the second public engagement phase that will include a public engagement event followed by code refinements before public hearings before the Planning Commission and City Council.

B

TASK 1: CIP street projects during the past year include the continuation and completion of the 800 North multi-jurisdictional improvement project. The 2000 West (SR 108) widening project continues with city funds expended to upgrade water and sewer main lines. Plans for 2025-26 fiscal year affecting moderate income neighborhoods include: - The drilling of a new city well at 723 W. 2200 N. in preparation for new city culinary water tank to service the area. - Street improvement projects for 2225 West and 1850 North. - Water and sewer line replacement in 1800 North in conjunction with the UDOT widening project.Capital improvement plan projects for subsequent fiscal years will continue to address street and utility improvements to the aging areas of the city. Phase 1 and 2 of the UDOT SR 108 and the SR 37 widening projects include city sewer and water line replacements. These two UDOT projects will continue through the 2027-2028 fiscal year.Another city utility project expected to facilitate construction of moderate-income housing is the 2600 North culinary water line from 1500 West to 2000 West. This will complete a loop needed for appropriate fire flow for a new mixed-residential development in the area. More specifically, the looping of this line will provide direct service to an 11-acre parcel that is sandwiched between planned Home Depot and the RMP power corridor. Although presently zoned single-family, but future planned for commercial, the lack of visibility and direct access to an arterial street make this a prime target for a higher density residential development. This will be examined in detail as part of a small-area plan of the general plan update. Land use details for this and surrounding parcels will become clear with the general plan update throughout the next reporting period.TASK 2 AND TASK 3: The city completed the replacement of 35 non-ADA compliant sidewalk ramps in moderate income neighborhoods during this last year with County CDBG funds/match. For the coming year, the city applied for the same CDBG funding and was not successful in securing the grant for this cycle. The city will continue in subsequent grant years to apply for funding.TASK 4 AND TASK 5: In the July 2024, the city hired a part-time code enforcement officer who worked for the city through April 2025. Shortly thereafter, the Fire Chief proposed to combine the part-time code enforcement position with a part-time fire inspector position to create a full-time position in the community development department. The position was filled in June 2025 by an experienced code enforcement officer who has done a tremendous job working with and educating city residents on the value of property maintenance and the stability it brings to city neighborhoods.TASK 6 AND TASK 7: During the past year, the city council decided to discontinue the free neighborhood dumpster program. This came with an encouragement to residents to work together and share the expense of a neighborhood dumpster rental. With the pending general plan update, we anticipate replacing these tasks based on public input as it relates to the value of community and neighborhood identity.

E

TASK 1: Following the approval of the ADU ordinance updates for attached and detached ADUs, the public information handout and an applicant checklist have been updated 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 ordinance updates. Two internal ADU permits were issued during the past year. There have been several inquiries about detached ADUs, but no permit applications yet. During a recent public engagement event for the general plan update, residents were asked to comment on various visual preference boards about various housing types. Outside of traditional single-family residential, detached ADUs were a top housing preference choice by participating residents.TASK 2: ADU code updates were discussed during several planning commission and city council meetings and work meetings during the reporting period. Ordinance 25-01Z was approved by the city council on March 25, 2025 which provided clarifications of internal ADU regulations, added regulations for attached ADUs, and added regulations for detached ADUs.TASK 3: The online permit software has been updated to provide separate applications for internal and attached ADUs, and for detached ADUs. This will allow residents to easily chose one of the two categories, which will be tracked from the point of application to an approved building permit with the recordable statement of ownership affidavit to be recorded.

N

It is evident that this strategy is not one the City can effectively implement at this time. For this reporting period, we do not have any new information to report. With our general plan update in progress, the housing element will be updated together with the moderate income housing plan. This is an opportunity for the city to gather appropriate housing and land use data to provide a clear picture of the current and future housing needs in the city. With this update, the general plan steering committee, together with the planning commission and city council, will determine an appropriate replacement strategy. The GP update process will continue through the end of 2025 with refinements, implementation plan and missing middle housing ordinance expected to be finalized by March 2026.

U

The tasks linked to this strategy have been delayed and were not completed as planned. The general plan update and associated housing element and MIHP update will include an analysis of housing needs for the disabled and residents over 55 years of age. 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 will be updated and modified based on the input, data and policies from the general plan update. The details of each task and benchmark will be part of the updated housing element and MIHP update for the next reporting period.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

TRAIL POINT PRD (West Clinton Annexation) – Annexation, development agreement and R-M/PRD rezone for 341 units (75 sf lots and 266 townhomes) on 34.90 acres with a density of 9.77 units per acre. Annexation Ordinance 24-03, R-M/PRD rezone Ordinance 24-04Z, and Annexation Agreement Resolution 18-24 are attached for reference as is the City Council agenda item packet for these land use decisions.CLINTON SUMMERFIELD PRD – August 2023 GPA, rezone and DA approval. Preliminary plat application April 2024 for 100 townhome units and 61 SF lots ranging from 3,500-8,500 sf. Preliminary plat approval November 11, 2024. Final plat application for phase 1 in January 2025 and plat recorded March 25, 2025 for 43 SF lots and 48 townhomes. Phase 2 final plat presently under review with approval anticipated by September 2025. The GPA, rezone and development agreement ordinances/resolution were included and attached with the 2024 report.R-M ZONE AND PRD OVERLAY ZONE UPDATES – Adoption of R-M updates and new PRD overlay zone have resulted in the production of more “attainable” housing options for Clinton residents, but new developments have not yielded any “affordable” housing units.S.B. 181 prevents municipalities from requiring garages for affordable, single-family houses. Single-family homes without garages, which used to be more common, cost less to build. Though simple in its changes, this bill helps reduce construction costs and home prices. The City's adoption of Ordinance 25-03Z addresses the provisions of S.B. 181 by clarifying parking and garage standards for single-family homes in the R-M/PRD zone that meet the definition of affordable housing. “Affordable housing” as defined by S.B. 181, means housing occupied or reserved for occupancy that is priced at 80% of the county median home price. Recent housing data indicate that the April 2025 median home price in Davis County was approximately $527,000, which translates to an affordable single-family home price of $422,000. Additional changes in the ordinance update were included to improve clarity of setback and other parking regulations. In addition to encouraging more affordable single-family housing options city-wide, these code updates address some of the concepts being discussed for the redesign of the Trail Point PRD (west Clinton annexation development previously described.SCHULTZ PROPERTY (GREENFIELD LANDING) R-M/PRD REZONE – The general plan amendment and R-M/PRD rezone (Resolution 12-24 and Ordinance 24-03Z) for this development were approved by the city council on July 9, 2024. With the new R-M/PRD code in place at the time, the planning commission and city council both unanimously recommended/approved the GPA and rezone.Preliminary plat application was received in December 2024, and the PC approved the preliminary plat on February 6, 2025. Final plat approval was granted on July 8, 2025. Construction on this 12.26-acre development recently commenced, which will include 40 SF lots (3,500-4,700 sf) and 74 townhomes. All units will be owner-occupied.

B

None

E
Ordinance 25-01Z was approved by the city council on March 25, 2025. The focus of the update was to allow detached ADUs in addition to the internal and attached versions. More specifically, the update includes the following: - No minimum lot square footage. ADUs are allowed on lots under owner occupancy in the City's R-1 (single-family), A (agriculture), and existing single-family zoning districts. - Requires adherence to 25% maximum rear yard hard surface coverage. - Requires the owner to acquire a residential rental dwelling license. - Allows for conversion of detached structures based on certain conditions. - Requires side and rear setbacks of at least 10 feet. - ADU cannot exceed 50% of the primary dwelling's livable space.

N
None

U
None

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A
BARRIERS ENCOUNTERED – WEST CLINTON ANNEXATION – Shortly after approval of the annexation and rezone for this property on August 27, 2024, a referendum petition was filed on August 30, 2024 for the R-M/PRD rezone (Ordinance 24-04Z). Referendum supporter concerns about the proposed 341 housing units on 34.90 acres cited that developer profits were prioritized over the needs of aspiring homeowners. The indicate that most of the units were proposed as townhomes, when there should have been more single-family lots for starter homes. Increased traffic and overcrowding of schools were concerns also cited by the referendum petitioners.The referendum process proceeded with the applicants successfully gathering the required number of signatures to place the rezone ordinance on the next available ballot. The developer, following guidelines of state law, approached residents to persuade them to remove their names from the referendum petition. Ultimately, enough signatures were removed to drop the final number below the required threshold to place the matter on the ballot. On January 10, 2025 the city verified the signature numbers were not sufficient, and shortly thereafter a lawsuit was filed by residents against the developer and the city over unfair practices in the efforts to remove names from the referendum petition. That lawsuit is still pending the initial review and determination of its validity by the judge.Since the initial four-month delay of this development, a local developer/builder expressed interest in the development. With permission from the property owner, this developer has been working with the city on a potential redesign of the concept plan that would reduce the overall number of units

and increase the ratio of single-family lots compared to townhomes. While the potential redesign reduces density, it also reduces the amount of common open space. This is still a work in progress, but the city is hopeful that the recent updates to the PRD overlay zone will result in more affordable single-family homes in this development than what was proposed in the original plan.BARRIERS ENCOUNTERED – R-M AND PRD OVERLAY ZONE UPDATES – There were no barriers encountered in the preparation and approval of these zoning updates. The planning commission and Council worked through the proposed changes, held public hearings and the updates were approved with unanimous votes.SCHULTZ PROPERTY (GREENFIELD LANDING) R-M/PRD REZONE – The general plan amendment and R-M/PRD rezone (Resolution 12-24 and Ordinance 24-03Z) for this development were approved by the city council on July 9, 2024. The positive recommendation from the Planning Commission and Council approval were both by a unanimous vote. Preliminary and final plat approvals followed typical timelines. The primary access to this project is from 2000 West (SR 108) at 2400 North. This required UDOT approval for a new public street access point. Preliminary and final review for access was denied based on separation standards between access points to this section of SR 108. Upon further review, and with input from the city and the developer, UDOT granted access based on certain conditions. This delay resulted in the developer dropping behind on the original schedule to break ground in early July 2025. A recent pre-construction meeting provided the necessary approvals to start construction of on-site utilities.

B

City budget constraints have remained 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. The 2025-2025 budget year included a 32% tax increase to preserve staffing levels and sustain essential services and infrastructure initiatives. In addition to sewer and water improvements that are part of the two UDOT widening projects – 2000 West and 1800 North – many of the street and utility projects are targeted in the older portions of the city where more moderate-income households are located. This is a trend that will continue.

E

The ADU code updates have heightened the interest of city residents, which is evident based on public hearing attendance and office inquiries regarding ADUs in general. When the subject of detached ADUs was first reviewed by the planning commission and city council back in 2023, various concerns were expressed about lot size, unit size and impacts on city infrastructure. City staff used the opportunity of work and regular meeting discussion to educate city officials. Various code standards, photo examples and site plan illustrations were used to dispel some of the common myths about detached ADUs. In the end, the city council approved a code that was much more open and accessible for residents interested in ADUs.

N

The scarcity of local program examples has impeded the advancement of this strategy. Recent budgetary limitations and ongoing inflationary effects prevent the city from offering further employee benefits without the risk of workforce reduction.

U

The obstacles in finalizing the ordinance amendments for this strategy are linked to the schedule of the general plan update. The city's reliance on this update process and the related zoning ordinance amendments is crucial for the effective implementation of this strategy.While developing housing projects for disabled and senior residents can be challenging, it is the moderate-income segment of these populations who will find navigating the housing crisis particularly difficult. Such projects can encounter NIMBY-type resistance, underscoring the crucial role of city involvement in their development. Typically, existing residents are more accepting of senior housing projects aimed at active adults or condominium-style developments perceived to have minimal impact on utilities and roads due to fewer vehicle trips compared to market-rate developments. However, moderate-income senior apartments or adult recovery facilities are likely to meet with neighborhood opposition, presenting a significant hurdle to their realization.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

The rezoning of the Summers Property (Clinton Summerfield PRD) to R-M served as a precursor for the subsequent R-M/PRD rezoning of the Schultz property (Greenfield Landing PRD) and Trail Point PRD (west Clinton annexation/referendum property). Combined, these three developments include a total of Similarly, the updates to the R-M/PRD ordinance appear to encourage developers to consider more townhome and small-lot zoning opportunities.The more recent PRD ordinance updates have been an encouraging factor on the potential redesign of the Trail Point PRD. Additionally, several property owners and developers are interested to see if the proposed missing middle code (PRD) update will provide more opportunities for smaller infill developments, small lot single-family subdivisions and housing for 55+.The primary task of adopting updates to the R-M zone and approving a new PRD overlay zone has resulted in a total of 616 attainable housing units in three new developments. Although housing construction has only started in the Clinton Summerfield PRD, the Greenfield Landing PRD is in the early stages of site/utility work. The Trail Point PRD was delayed by the referendum process and lawsuit, but with the potential for a new design this development should provide additional attainable and affordable housing units for the next reporting period.

B

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 1800 North widening projects are significant projects 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 higher density development, potentially providing opportunities for new moderate income housing units.CDBG ADA sidewalk ramp replacements occur in moderate income neighborhoods and improve accessibility for the disabled.

E
Housing prices and rental rates have impacted resident interest in Accessory Dwelling Units (ADUs). The increased interest in ADUs is a result of the various public hearings, resident participation in public hearings, and newsletter and social media posts. The new ADU ordinance is not as limiting as most of the codes that were studied during the review process. The hope is that this will translate into an increase in the number of applications and permits in the coming years.

N
None

U
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.

7. **Links to supporting documentation** *(Optional)*

A
https://www.dropbox.com/scl/fo/mn7xc1tbejovcvaz2hrmp/AFu0IKyv66s0N1Y9HXlQ6Cc?rlkey=6kxzaq0gv00jmail61t0e3zt4&st=vclvle11&dl=0

B

E

N

U

Attachment to supporting documentation *(Optional)*

A
F_1ezyBuwRO7i4f0y
Res 12-24.pdf
689299
application/pdf

B

E
F_3ecXsAV8t5BvGNj
ORD 25-01Z.pdf
1105173
application/pdf

N

U

FEEDBACK & 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,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)*

The training and FAQs provided for this reporting period were very helpful. I am having difficulty uploading multiple files for one strategy, so I will email them separately just to be safe. I assume the Qualtrics format is the easiest to review and tabulate data on your end. While I certainly understand this approach, cities might find it easier to just submit a Word or PDF file with the narratives and deal with data uploads separately. Not a big deal - just a thought.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Cottonwood Heights city

Who is filling out this report?
Logan Loftis
Analyst
logan@lrbfinance.com
801-462-6557

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.cottonwoodheights.utah.gov/home/showpublisheddocument/10101/638874941781550533

Link to general plan, moderate income housing element:
See 7.4 Affordability Analysis via
https://www.cottonwoodheights.utah.gov/home/showpublisheddocument/294

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

L

For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

L

Cottonwood Heights City has the ability to charge impact fees for stormwater and roads as part of new development projects. The City will review its impact fees associated with development and identify ways in which these fees can be reduced and/or waived to help encourage more moderate income housing within the city. The city will take this same approach with additional types of impact fees that it may consider from time to time (fire, park, public safety, etc.).The following include the each benchmark and timeline for this strategy: •Review impact fees with development community to identify criteria in which fees can be reduced/waived to promote more incentives for moderate income housing (Spring 2026).•Establish attainable goals and objectives based on impact fee review that can be integrated into the City's 2026 Moderate Income Housing Report (Fall 2026).

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
Jan. 7 2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
•As of May 2025, the city has approximately 469 entitled units that have not yet pulled building permits. This includes: •400 units in the Wasatch Rock Planned Development Zone (WRPDZ), which has received development entitlement but is still in the early

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 difficul

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.
As reported on previously, 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. Next, 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. 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. Last includes public concerns. Local opposition to increased density has slowed rezonings and entitlements in some neighborhoods.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
•The city is also considering forming a Gravel Pit CRA which could bring future infrastructure investment to support these units.•Moderate-income unit tracking is being conducted annually.•The city is working on form-based code adoption and General Plan updates to better support missing middle housing.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
14 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, 2024 and July 31, 2025:
14 (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, 2024 and July 31, 2025:
14

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
NA

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

E

F

J

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

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).

F

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).The city is in the final stages of adopting a form-based ordinance along its primary commercial corridor, Fort Union Boulevard. This ordinance allows for a mix of uses and building types, including multi-family residential units, as a permitted use with no maximum density. 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 several years has been providing notice to property owners and educating them on ordinance changes. The City has continued implementation of the tracking the number of moderate-income housing units in developments along the corridor.

J

The City created an ordinance (Title 19, Chapter 19.78) that creates opportunity for a planned development district (PDD) with high density allowances. The planned development ordinance requires deed-restricted units in these development areas (a minimum of 10-15% of multifamily units must be deed-restricted units) to maintain affordability in valuable redevelopment areas. The City actively tracks projects that are using the zoning incentives tool to ensure that new

development provides moderate income housing in projects. Additionally, the City requires developers to submit quarterly reports on the number of affordable units in addition to information on how the units are marketed.

P
The city purchased a redevelopment property that was an underutilized shopping center, approximately 10 acres in size. In 2024/2025, the city completed a master plan for redevelopment of this property as a mixed-use town center, which includes a multi-family housing element on site. The city completed the RFP process and selected a development partner that will now work to finalize construction plans and develop the project in the city's vision. This is an area that was previously 100% commercial use, being revitalized into a mixed-use project that includes a needed housing type within the city. As previously reported on, 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.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**
E
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 14 ADU licenses, with 5 additional applications pending. The city also created a webpage and informational handouts to help educate residents on the steps required to obtain an ADU license.

F
The city is in the final stages of adopting a form-based ordinance 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 the commission met with the City Council October 2024 to continue discussion. Upon adoption, the form-based code zoning will be applied to hundreds of properties along Fort Union Boulevard, creating more incentives for mixed-use redevelopment with residential uses, and a streamlined entitlement process for such redevelopment. The City had also purchased property that would be redeveloped into a town center and would include mixed-use (public space, retail, and housing) under the form-based code. Developers and landowners are actively taking

advantage of this change. Two mixed-use projects (ICO and Wasatch Rock Planned Development Zones) under this provision have been entitled (one completed), creating mixed-use developments with substantially more housing options available (1 total housing unit between the two projects originally (entitled granted for over 600 units between the two projects).The City has also procured funding through the Wasatch Front Regional Council the General Plan, which will include a substantial affordable housing element. Additionally, the City has received funding to complete the form-based redevelopment code, which will assist in implementing the land use and housing recommendations from the updated General Plan. Both projects are currently underway. The City has amended the implementation mechanism to identify development strategies to utilize public-private partnerships and resources to improve active infrastructure along Fort Union Boulevard by the end of 2027.

J

The City has implemented a density bonus system which has resulted in over twenty 50 percent AMI units and over forty 80 percent AMI units. One project (ICO) contains approximately 200 total residential units – 21 of which are affordable to households earning not more than 50% AMI. This project is completed and fully occupied. A second project (Wasatch Rock Planned Development Zone) has received development entitlement, with site construction, permitting, and plan review underway. Of the 400 total residential units in the entitled project, 15% of units will be affordable to households earning not more than 80% of AMI. This 6-phase development process will include affordable housing in the first phase with 15 percent of the units being affordable. It is anticipated that final permits will be issued, and work will commence for this building late summer or fall 2025.This demonstrates significant progress towards the city's goals and implementation of this strategy. The City has amended the implementation mechanism to identify local financial incentives for development of targeted housing types such as FHIZ/HOPZ zones, use of future TIF/CDRA funds, fee waivers/reductions for MIH projects, etc. by the end of 2025.

P

The City Council voted to adopt bond parameters on August 20, 2024 and placed a $25 million bond on the November 2024 ballot. The bond, and anticipated TIF, will directly the city directly implement the envisioned project. The city recently selected a development partner in June 2025 that will work to finalize construction plans and develop the 10-acre redevelopment site in the city’s vision. Additional financial tools in addition to bonding have include tax-increment financing, either via typical CRA TIF or via new housing-focused TIF tools, such as the First Home Investment Zone. It is intended the process of establishing TIF collection within the new CRA will begin the next year. In conjunction with the Form-Based Code previously reported on, 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. In 2023, 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 is still 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-2026, 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 previously completed Community Development Areas. It will be recommended to the city's CDRA that 10% of those funds be invested, via cooperation and support from SLCO, into a regional affordable housing fund.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E

Issuance of approximately 14 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's comprehensive General Plan update is currently in progress 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. The city anticipates that applications will continue to be received from residents seeking to create formal ADUs. The City has amended the implementation mechanism to include ways streamline the ADU application process, including the research of other cities ADU standards and looking to develop a "card file" system to expedite review times.

F

Unanimous recommendation of approval of the Form-Based Code by the Planning Commission in June 2024, with continued discussions in October 2024. Along major corridors, the city has adopted and/or is considering zoning options that accommodate residential density within commercially zoned areas. The City has fairly high permitted density in these areas (35 units per acre in its mixed-use zone), aligning with the City's consideration of a form-based development code that will continue to accommodate these types of densities in key commercial redevelopment areas. Recently, the city has begun the process of developing a neighborhood mixed-use land use type to accommodate smaller-scale mixed-use projects in its Neighborhood Commercial areas. The City has amended the implementation mechanism to ensure mixed-use housing options are properly codified, defined, and regulated in various non-residential district by the end of 2025.

J

The ICO Fort Union project includes 21 units that are deed-restricted affordable units to households earning 50% or less of AMI. All 21 units are occupied by qualifying households. Wasatch Rock has begun site work on it's 21-acre mixed-use project. A building permit is

currently in review for Phase I of this project, which is an apartment building with approximately 400 total units, 15% of which are required to be deed-restricted affordable units to households earning 80% or less of area median income. It is anticipated that final permits will be issued, and work will commence for this building late summer or fall 2025.

P

The city completed a master plan for the redevelopment of the Town Center CRA. This site, owned by the city, includes a multi-family housing element on site. It is intended that redevelopment of this site catalyzes redevelopment of the surrounding area. The proposed 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. 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 being set aside for affordable housing, or construction of affordable housing units, both at the town center site and within the surrounding area. The city is continually working to transfer old CDA funds of $1.5M to the town center site. 10% these funds will be recommended to be earmarked for affordable housing.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E

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 two licenses to date.

F

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. 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.

J

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 .

P

Redevelopment master planning is difficult and takes an extensive amount of time, including public input, coordination with existing businesses and private property owners, etc. Policies have been established, a vision is in place, substantial progress ha

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

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 and expects this trend to continue.

F

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 .

J

Implementation of this strategy has resulted in the entitlement of 60 deed-restricted affordable housing units being created, with approximately 21 of which are now fully permitted, constructed, and occupied. 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 .

P

Development and redevelopment of the city's town center area will create additional uses and will introduce residential uses in an area that has historically been commercial. 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 range of residents with varying socioeconomic backgrounds .

7. **Links to supporting documentation** *(Optional)*

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https://www.chtowncenter.com/ - town center project website / www.ch.utah.gov/fbc - form-based code website

J

P

Attachment to supporting documentation *(Optional)*

E

F

J

P

FEEDBACK & 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

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 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. My recommendation is 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 .

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

http://vx.draper.ut.us:81/tylercm/eagleweb/downloads/O_1623.pdf.pdf?id=DOC416S343.A0&parent=DOC416S343

Link to general plan, moderate income housing element:
https://www.draperutah.gov/media/x1wekkss/draper-city-general-plan-v2024-1.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

E

For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

E

2024: Evaluate current ADU ordinance with respects to reducing the minimum requirements for D-ADUs and I-ADUs in specific circumstances and propose ordinance changes for adoption by the City Council. Specific examples may include changes to the deviation criteria to allow for more I-ADUs in prohibited areas and an allowance for additional flexibility regarding owner occupation of either of unit2025: Create an ADU brochure to provide the public with easily accessible information on the requirements and process for permitting an ADU on their property as a part of efforts to educate and encourage residents to create more ADUs within the city.2026: Continue to monitor and track application data regarding the creation of ADUs within the city. Adjust policies and procedures for processing applications as needed2027: Re-evaluate ADU ordinance to determine if additional modifications are warranted.

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
1-Jul-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
3,345

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.
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.**
None. All entitled units were reported in the first question.

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.**
362

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, economic uncertainty continued to be the primary obstacle to developing these units. Although inflationary pressures have eased somewhat, interest rates remain elevated, which has dampened activity in the residential real estate market. Freddie Mac reported that the average 30-year fixed mortgage rate reached 7.04% in January 2025, just slightly below the October 2023 peak of 7.79%, which marked a 23-year high.While compiling data for this report, staff also identified additional challenges that may be affecting development. One factor is the availability and condition of remaining buildable sites. In areas such as South Mountain, Suncrest, and Hidden Canyon Estates, most of the easier-to-develop lots, i.e. those requiring minimal geotechnical work and using standard floorplans, have already been built out. The remaining lots feature more difficult terrain, including steeper slopes, which adds complexity and cost. Another factor is location preference; developers of multifamily housing are developing areas where they can either command higher rents, typically in the region's urban core, or where they can reduce development costs, often by building on the outer edges of the region. Finally, many of the City's entitled units are located in the vicinity of The Point Development project that is overseen by the State, and uncertainty surrounding the State's plans might also be exerting additional influence in the local market.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
The data was gathered from the City's records of approved development agreements, approved master area plans in our Transit Station District, and other entitled developments. Additional data was gathered through the City's Geographic Information System (GIS) by identifying vacant, residentially zoned lots/parcels. This data was then compared to the City's building permit data which is uploaded from the 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, City staff used the most recent aerial photography from 2024, and inquiries to project managers to verify if road infrastructure had been completed for newer developments.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:

38

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:

5

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:

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, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*

5 Accessory Dwelling Unit Permits

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

F
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E

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

F

2024: Begin implementation of the Town Center Station Area Plan by amending the zoning map as applicable.2025: Continue the implementation of the Town Center Station Area Plan by amending the zoning map as applicable 2025: Implement the updated Vista Station Area Plan. Amend zoning Map as applicable.

G

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.2025: Continue implementation of the Town Center Station Area Plan by amending the text of the zoning ordinance as applicable.2025: Implement the updated Vista Station Area Plan. Amend text of the zoning ordinance to increase residential densities as applicable.

J
The adopted moderate-income housing plan timeline did not identify any benchmarks for completion during this reporting period.

L
2025: Budget for cost of conducting a study regarding the reduction or elimination of impact fees for developments that provide Moderate Income Housing.

W
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.2025: Evaluate Kimballs Lane Station Area for potential Station Area Plan and/or waiver based on existing characteristics.2025: Evaluate 11400 S. Station area zoning and potential for a waiver based on existing characteristics.2025: Create and adopt additional Station Area Plans as applicable before December 31, 2025.

O
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.

E
2024: Evaluate current ADU ordinance with respects to reducing the minimum requirements for D-ADUs and I-ADUs in specific circumstances and propose ordinance changes for adoption by the City Council. Specific examples may include changes to the deviation

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

F
During the reporting period, the City concentrated its efforts on finalizing the Draper Town Center Station Area Plan (SAP). The process kicked off with a City Council work session on September 3, 2024, featuring presentations from Andrew Gruber (WFRC) and Cameron Diehl (ULCT) about the SAP planning process. Later that month, staff organized a tour for the City Council members to visit examples of mixed-use and transit-oriented developments in the region.In November 2024, the City brought on a sub-consultant to produce photo-realistic renderings that illustrated the types of development envisioned in the Draper Town Center SAP. These visualizations were shared at the November 19, 2024 City Council work session, where staff provided project updates and received direction. The final round of public input included a stakeholder meeting on February 11, 2025 and a public open house on February 20, 2025. This was the fifth stakeholder meeting and third open house in the Draper Town Center SAP planning process. After incorporating final feedback, the draft plan was presented to the

Planning Commission on February 27, 2025 for a recommendation and to the City Council on March 4, 2025 for approval. The final Draper Town Center SAP envisions 30–40 multifamily units, 20–30 townhomes or duplexes, and 30,000 square feet of commercial space on the City-owned site, and 450–500 multifamily units and 22,000 square feet of commercial space on the UTA-owned site. In addition, it allows for eventual redevelopment of several properties surrounding the City property and UTA-owned site which will allow for additional units when that redevelopment happens. Following City Council adoption, the Draper Town Center SAP went before WFRC's Regional Growth Council on May 15, 2025 for a recommendation and to the WFRC Council on May 22, 2025 for certification. The Draper Town Center SAP was heard by the UTA Local Advisory Board on July 23, 2025.The certification with the UTA Board of Trustees occur in the next reporting period, on August 27, 2025. With certification by WFRC complete, staff provided the SAP to the consultant leading the City's comprehensive zoning and subdivision code update, who will begin drafting new zoning standards for City Council consideration. The City's focus on completing the Draper Town Center SAP temporarily delayed the City's work on the remaining SAPs, which include the Kimballs Lane and Crescent View TRAX stations, and the Draper FrontRunner (Vista) station. However, the City secured a grant from WFRC in September 2024 to fund the completion of these remaining SAPs. A consultant was hired in January 2025, and work began quickly. Public engagement started with stakeholder interviews on March 24 and 26, aimed at gathering insights and aspirations for each station area. An additional interview was held with the City Council on April 2, 2025 to receive broad policy direction. The consultant facilitated design charrettes on April 21 and 22 with stakeholders and the Planning Commission to develop potential options for each of the remaining SAP areas. Results of the charrettes were shared with the City Council during a work session on April 22, 2025. The first round of public feedback followed, featuring presentations of potential development concepts at an open house on June 5, 2025 and through an online survey that remained open through June 30. With community input in hand, the consultant is now working to refine the visions and create a first draft of the SAPs with a preferred development concept. Following adoption, necessary amendments to the zoning map or zoning ordinance (as applicable) will then be taken to the City Council for adoption.

G

The City is actively working on a comprehensive update to its zoning and subdivision codes to support the implementation of this strategy. Significant progress has been made during both the current and previous reporting periods. As part of the ongoing public outreach, a second joint workshop with the Planning Commission and City Council was held on September 17, 2024 where key concepts from the Preliminary Recommendations Report (PRR) were presented. The PRR proposed expanding the range of permitted housing types and rethinking the City's master planned development standards to improve their effectiveness.In January 2025, staff received initial draft chapters from the consultant, including: Chapter 2: Base and Overlay Districts, Chapter 3: Master Planned Development, and Chapter 4: Use Standards. A second draft of these chapters, along with proposed definitions, was delivered in May and June 2025. The proposed chapters include a new Residential Infill Overlay and an Affordable Home Ownership Overlay. The Affordable Home Ownership Overlay leverages the density bonus provisions from House Bill 37 (2025). New use standards are also being proposed for cottage courts, duplexes,

triplexes, fourplexes, and townhomes. Staff is currently reviewing the second drafts. Staff has also provided the Draper Town Center SAP to the consultant to guide the drafting of specific zoning standards for that area. This process will be repeated for the remaining SAPs after their adoption. Once the comprehensive code update is finalized, the proposed zoning and subdivision code amendments will be presented to the City Council for adoption.

J

The City is actively working on a comprehensive update to its zoning and subdivision codes to support the implementation of this strategy. Significant progress has been made during both the current and previous reporting periods. A Preliminary Recommendations Report (PRR) was presented to the Planning Commission and City Council in September 2025. The PRR proposed expanding the range of permitted housing types and rethinking the City's master planned development standards to improve their effectiveness. In January 2025, staff received initial draft chapters from the consultant. The proposed chapters included a new Residential Infill Overlay and an Affordable Home Ownership Overlay. The Affordable Home Ownership Overlay leverages the density bonus provisions from House Bill 37 (2025). New use standards are also being proposed for cottage courts, duplexes, triplexes, fourplexes, and townhomes. Once the comprehensive code update is finalized, the proposed zoning and subdivision code amendments will be presented to the City Council for adoption.Additionally, the City is exploring other methods to incentivize moderate-income and workforce housing. On January 7, 2025, the City entered into an agreement with the Clark and Christine Ivory Foundation to provide $100,000 in funding. In exchange, Ivory Homes agreed to sell seven (7) affordable workforce housing units to employees of Draper City and the Canyon School District. These homes will include 2- and 3-bedroom units, with a 4-bedroom option available. Eligible buyers must earn between 80% and 120% of the Area Median Income (AMI). The units will be deed-restricted for 50 years, with annual appreciation capped at 4%. On June 17, 2025, the City approved the Kimballs Junction Development Agreement with Edge Homes. Under this Development Agreement, Edge Homes is required to provide at least thirty (30) workforce housing units for moderate-income City employees, schoolteachers, and first responders. The City has agreed to support Edge Homes' efforts by committing to make good faith efforts to contribute up to $30,000 per toward the purchase price of each workforce housing unit, preferably using available Community Reinvestment Agency (CRA) funds.

L

Much of the initial discussion surrounding this strategy took place during previous reporting periods (see last year's report). On July 16, 2024, the City Council held a study session to review the Moderate Income Housing Plan and to address the significant challenges encountered in implementing this strategy. During the session, City Council members expressed concerns, particularly regarding the lack of reliable funding sources to offset reduced or waived impact fees, and skepticism about whether developers would pass those savings on to homebuyers. Given these concerns, the City Council concluded that further progress on this strategy was unlikely and directed staff to explore replacing it with another from the State's approved strategy list for future reporting periods. Subsequently, a General Plan Amendment to replace this strategy with Strategy E was presented to the Planning Commission on August 22,

2024, for a recommendation, and the City's Moderate Income Housing Plan was amended to include Strategy E and remove Strategy L by the City Council on September 17, 2024.

W

During the reporting period, the City concentrated its efforts on finalizing the Draper Town Center Station Area Plan (SAP). The process kicked off with a City Council work session on September 3, 2024, featuring presentations from Andrew Gruber (WFRC) and Cameron Diehl (ULCT) about the SAP planning process. Later that month, staff organized a tour for the City Council members to visit examples of mixed-use and transit-oriented developments in the region.In November 2024, the City brought on a sub-consultant to produce photo-realistic renderings that illustrated the types of development envisioned in the Draper Town Center SAP. These visualizations were shared at the November 19, 2024 City Council work session, where staff provided project updates and received direction. The final round of public input included a stakeholder meeting on February 11, 2025 and a public open house on February 20, 2025. This was the fifth stakeholder meeting and third open house in the Draper Town Center SAP planning process. After incorporating final feedback, the draft plan was presented to the Planning Commission on February 27, 2025 for a recommendation and to the City Council on March 4, 2025 for approval. The final Draper Town Center SAP envisions 30–40 multifamily units, 20–30 townhomes or duplexes, and 30,000 square feet of commercial space on the City-owned site, and 450–500 multifamily units and 22,000 square feet of commercial space on the UTA-owned site. In addition, it allows for eventual redevelopment of several properties surrounding the City property and UTA-owned site which will allow for additional units when that redevelopment happens. Following City Council adoption, the Draper Town Center SAP went before WFRC's Regional Growth Council on May 15, 2025 for a recommendation and to the WFRC Council on May 22, 2025 for certification. The Draper Town Center SAP was heard by the UTA Local Advisory Board on July 23, 2025.The certification with the UTA Board of Trustees occur in the next reporting period, on August 27, 2025. With certification by WFRC complete, staff provided the SAP to the consultant leading the City's comprehensive zoning and subdivision code update, who will begin drafting new zoning standards for City Council consideration. The City's focus on completing the Draper Town Center SAP temporarily delayed the City's work on the remaining SAPs, which include the Kimballs Lane and Crescent View TRAX stations, and the Draper FrontRunner (Vista) station. However, the City secured a grant from WFRC in September 2024 to fund the completion of these remaining SAPs. A consultant was hired in January 2025, and work began quickly. Public engagement started with stakeholder interviews on March 24 and 26, aimed at gathering insights and aspirations for each station area. An additional interview was held with the City Council on April 2, 2025 to receive broad policy direction. The consultant facilitated design charrettes on April 21 and 22 with stakeholders and the Planning Commission to develop potential options for each of the remaining SAP areas. Results of the charrettes were shared with the City Council during a work session on April 22, 2025. The first round of public feedback followed, featuring presentations of potential development concepts at an open house on June 5, 2025 and through an online survey that remained open through June 30. With community input in hand, the consultant is now working to refine the visions and create a first draft of the SAPs with a preferred

development concept. Following adoption, necessary amendments to the zoning map or zoning ordinance (as applicable) will then be taken to the City Council for adoption.

O

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 (CBDG) 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 June 30, 2027.

E

This is a newly adopted strategy that replaced Strategy L. On June 4, 2024, the City Council held a study session to discuss the ADU ordinance and directed staff to begin exploring potential modifications. At a subsequent study session on July 16, 2024, the City Council reviewed the Moderate Income Housing Plan and the ongoing challenges associated with implementing Strategy L. As a result, staff was directed to evaluate replacing Strategy L with an alternative from the State's approved list.A General Plan Amendment to substitute Strategy L with this strategy was presented to the Planning Commission on August 22, 2024 for a recommendation and to the City Council on September 17, 2024 for approval.Following the General Plan Amendment's adoption, staff began drafting revisions to the ADU ordinance aimed at decreasing certain standards in order to facilitate the construction of more ADUs. Proposed changes included allowing owner occupancy of either the primary single-family dwelling or the ADU (instead of requiring occupancy of the primary dwelling) and reducing the minimum lot size for geographic deviation requests for I-ADUs from 20,000 square feet to 6,000 square feet. These ordinance changes were presented to the Planning Commission on October 10, 2024 for a recommendation and approved by the City Council on November 12, 2024.The updated ADU standards are available on the City's Accessory Dwelling Unit webpage, which also includes a comprehensive FAQ section. Staff plans to begin developing informational brochures in the latter half of 2025.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

F

The draft Draper Town Center SAP was presented to the Planning Commission on February 27, 2025 for a recommendation and was approved by the City Council on March 4, 2025. The SAP was then presented to WFRC's Regional Growth Council on May 15, 2025 for a recommendation and was certified by the WFRC Council on May 22, 2025. With certification by WFRC complete, staff provided the SAP to the consultant leading the City's comprehensive zoning and subdivision code update, who will begin drafting new zoning standards for City Council consideration. This process will be repeated for the remaining SAPs after their adoption.

G

No new land use regulations or land use decisions related to this strategy were enacted during the reporting period. Staff will continue reviewing draft chapters of the comprehensive zoning and subdivision code update, while the Planning Commission and City Council will provide ongoing guidance to the consultants through additional joint workshops. Although the Draper Town Center SAP was adopted on March 4, 2025, and certified by WFRC on May 22, 2025, corresponding zoning standards still need to be drafted and formally adopted. The same applies to the City's other remaining SAPs, which remain in progress. Once the comprehensive zoning and subdivision code update is complete, the proposed amendments will be brought before the City Council for adoption.

J

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, amendments to the code will be taken to the City Council for adoption. However, as noted above, the City has entered into two development agreements with private developers for the development of at least thirty-seven (37) affordable workforce housing units.

L

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy. On September 17, 2024 the City Council approved a General Plan Amendment to replace this strategy with Strategy E.

W

The draft Draper Town Center SAP was presented to the Planning Commission on February 27, 2025 for a recommendation and was approved by the City Council on March 4, 2025. The SAP was then presented to WFRC's Regional Growth Council on May 15, 2025 for a recommendation and was certified by the WFRC Council on May 22, 2025. With certification by WFRC complete, staff provided the SAP to the consultant leading the City's comprehensive zoning and subdivision code update, who will begin drafting new zoning standards for City Council consideration. This process will be repeated for the remaining SAPs after their adoption.

O

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.

E

On November 12, 2024 the City Council adopted an ordinance which reduced the existing regulations related to ADUs. The ordinance allows the property owners to occupy either the primary single-family dwelling or the ADU, instead of requiring occupancy of o

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

F

One barrier to implementing this strategy has been the time required to complete the Draper Town Center SAP. Staff efforts were heavily concentrated on this SAP, delaying progress on the City's other SAPs which include the Kimballs Lane and Crescent View TRAX stations, and the Draper FrontRunner (Vista) station. Now that the Draper Town Center SAP has been certified by WFRC, staff has shifted focus to the remaining SAPs, with adoption targeted for September 2025.

G

A key barrier to implementing this strategy has been the need to balance limited staff time and resources while meeting State-mandated requirements. Supporting all moderate-income housing strategies simultaneously requires substantial additional effort, forcing staff to allocate time to certain tasks at the detriment of others. Over the past two reporting periods, staff prioritized completing the station area plans (SAPs) and the comprehensive zoning and subdivision code update, both of which are critical to advancing this strategy. However, the significant focus on finalizing the Draper Town Center SAP delayed progress on the City's remaining SAPs, which include the Kimballs Lane and Crescent View TRAX stations, and the Draper FrontRunner (Vista) station, and the comprehensive zoning and subdivision code update. Additionally, staff has had to advance work on drafting a new Water Element for the General Plan, which is required by the State to be adopted before the end of the current calendar year.Several specific challenges have complicated the drafting of the comprehensive zoning and subdivision code update. First, the large number of development agreements in place within the City has slowed the process. Each agreement must be carefully reviewed to identify alternative development standards, determine which standards remain applicable, and ensure proper integration into the updated code. Second, the commercial special district (CSD) zones encompass most of the City's mixed-use areas and include negotiated residential densities and performance benchmarks tied to those densities. This structure hampers or delays the City's ability to increase density or revise land use regulations within these districts as part of the code update.

J
A key barrier to implementing this strategy has been the need to balance limited staff time and resources while meeting State-mandated requirements. Supporting all moderate-income housing strategies simultaneously requires substantial additional effort, forcing staff to allocate time to certain tasks at the detriment of others. Over the past two reporting periods, staff prioritized completing the station area plans (SAPs) and the comprehensive zoning and subdivision code update. However, the significant focus on finalizing the Draper Town Center SAP delayed progress on the City's remaining SAPs, which include the Kimballs Lane and Crescent View TRAX stations, and the Draper FrontRunner (Vista) station, and the comprehensive zoning and subdivision code update. Additionally, staff has had to advance work on drafting a new Water Element, which is required by the State to be adopted by the end of the year.A specific challenge to zoning incentives is the City's limited ability to ensure that units approved through incentives remain affordable for moderate- or lower-income households over time. Staff has observed that previous efforts, such as reducing lot sizes to encourage moderate-income housing, have often resulted in large homes that occupy the entire buildable area of the lot and are priced well beyond affordability for the intended income groups. In response, and in alignment with the provisions of House Bill 37 (2025), the City is now considering requiring development agreements as a condition of granting density bonuses under the proposed Affordable Home Ownership Overlay zone. This approach has already shown promise through the existing development agreements with Ivory and Edge Homes, providing for deed-restricted workforce housing within the City.

L
The primary barrier to implementing this strategy was the lack of available funding. The financial burden of conducting required studies, combined with the absence of a sustainable funding source to offset reduced or waived impact fees, made it infeasible

W
One barrier to implementing this strategy has been the time required to complete the Draper Town Center SAP. Staff efforts were heavily concentrated on this SAP, delaying progress on the City's other SAPs which include the Kimballs Lane and Crescent View TRAX stations, and the Draper FrontRunner (Vista) station. Now that the Draper Town Center SAP has been certified by WFRC, staff has shifted focus to the remaining SAPs, with adoption targeted for September 2025.

O
None.

E
None.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

F

The Draper Town Center SAP was adopted four months ago and certified by WFRC two months ago. Following certification by WFRC, staff shared the SAP with the consultant leading the City's comprehensive update of zoning and subdivision codes. The consultant will now begin drafting new zoning standards for City Council consideration. Staff does not anticipate any new housing proposals until these standards are in place. However, discussions have been ongoing with the Historic Preservation Commission, Historical Society, and City Manager regarding the potential construction of a Historical Society Museum and community center on City-owned property within the SAP area.The City's remaining SAPs, which include the Kimballs Lane and Crescent View TRAX stations, and the Draper FrontRunner (Vista) station, are still in progress. No new land use regulations or decisions related to their adoption were made during the reporting period. However, a Development Agreement for the Kimballs Lane SAP area was submitted by Edge Homes for a 20-acre site. This Development Agreement, approved by the City Council on June 17, 2025, establishes a residential density of 25–27 dwelling units per acre, totaling approximately 500–540 units. Edge Homes remains an active stakeholder in the Kimballs Lane SAP planning process.

G

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.

J

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. However, as previously noted, the City has entered into two agreements supporting the development of at least thirty-seven (37) affordable workforce housing units. The Ivory Homes project is being constructed in two phases. In Phase 1, three units have been claimed by Canyon School District employees, with all of those households having already moved in. In Phase 2, three of the four available units have been reserved by City employees. Home prices have varied, ranging from $390,000 for a two-bedroom unit to $475,000 for a four-bedroom unit with a finished basement.

L

No changes to impact fees were made, therefore, no reportable changes in the market with respect to this strategy would have occurred during the reporting period.

W

The Draper Town Center SAP was adopted four months ago and certified by WFRC two months ago. Following certification by WFRC, staff shared the SAP with the consultant leading the

City’s comprehensive update of zoning and subdivision codes. The consultant will now begin drafting new zoning standards for City Council consideration. Staff does not anticipate any new housing proposals until these standards are in place. However, discussions have been ongoing with the Historic Preservation Commission, Historical Society, and City Manager regarding the potential construction of a Historical Society Museum and community center on City-owned property within the SAP area.The City’s remaining SAPs, which include the Kimballs Lane and Crescent View TRAX stations, and the Draper FrontRunner (Vista) station, are still in progress. No new land use regulations or decisions related to their adoption were made during the reporting period. However, a Development Agreement for the Kimballs Lane SAP area was submitted by Edge Homes for a 20-acre site. This Development Agreement, approved by the City Council on June 17, 2025, establishes a residential density of 25–27 dwelling units per acre, totaling approximately 500–540 units. Edge Homes remains an active stakeholder in the Kimballs Lane SAP planning process.

O
Reliable or readily available data on the market impacts of this strategy is currently lacking with Salt Lake County monitoring the effects of the interlocal agreement. Any impacts associated with this strategy, or the City’s contribution, are regional in scope, making it difficult to isolate or attribute specific changes in the local housing market directly to this approach.

E
Since amending the code to reduce the regulations related to the minimum lot size for I-ADU deviations, the City has seen a significant increase in applications. During the previous MIHP reporting period, three (3) applications were submitted. During the current MIHP reporting period, eight (8) applications were submitted. This is a 166% increase in the number of applications submitted.

7. **Links to supporting documentation** *(Optional)*

F
Draper Town Center Station Area Plan: Planning Webpage
https://townshipandrange.maps.arcgis.com/apps/MapSeries/index.html?appid=ef3edd11ee6c4ea589a3b43956a80ec9 Draper Town Center Station Area Plan: September 3, 2024 City Council Work Session Minutes (mi

G
Comprehensive Code Update: September 17, 2024 Joint Council and Planning Commission Minutes (minutes are not all inclusive)
https://draper.granicus.com/DocumentViewer.php?file=draper_dc066c389f45466520dbc07e52b9a411.pdf&view=1 Comprehensive Code Update:

J
Comprehensive Code Update: September 17, 2024 Joint Council and Planning Commission Minutes (minutes are not all inclusive) https://draper.granicus.com/DocumentViewer.php?file=draper_dc066c389f45466520dbc07e52b9a411.pdf&view=1 Comprehensive Code Update:

L
July 16, 2024 City Council Work Session Minutes (minutes are not all-inclusive) https://draper.granicus.com/DocumentViewer.php?file=draper_94d5ca76113ae15a94cceb82bc27ccf8.pdf&view=1 July 16, 2024 City Council Audio https://archive-video.granicus.com/dra

W
Draper Town Center Station Area Plan: Planning Webpage https://townshipandrange.maps.arcgis.com/apps/MapSeries/index.html?appid=ef3edd11ee6c4ea589a3b43956a80ec9 Draper Town Center Station Area Plan: September 3, 2024 City Council Work Session Minutes (mi

O
Resolution 23-28 http://vx.draper.ut.us:81/tylercm/eagleweb/viewAttachment.jsp?docName=R_23_28.pdf&id=DOC349S324.A0&parent=DOC349S324

E
June 4, 2024 City Council Work Session Minutes https://draper.granicus.com/DocumentViewer.php?file=draper_674467ba3626dc0f7a5ae3d0a39ce6e5.pdf&view=1 June 4, 2024 City Council Work Session Video https://draper.granicus.com/player/clip/1719?view_id=1&redi

Attachment to supporting documentation *(Optional)*

F

G

J

L

W

O

E

FEEDBACK & 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.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Eagle Mountain city

Who is filling out this report?
Elizabeth Fewkes
Planner
efewkes@eaglemountain.gov
801-789-6647

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.codepublishing.com/UT/EagleMountain/ords/O-01-2023.pdf

Link to general plan, moderate income housing element:
chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://eaglemountain.gov/wp-content/uploads/2024/10/mp-general-plan.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
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?
17-Jun-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
19,166 platted units plus an additional 20,993 vested units equaling a total of 40,159 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.
None.

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

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.**
17,604 permitted residences served. Eagle Mountain 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.
The developers have not moved forward with the projects for various reasons.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
532

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
93

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
n/a

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
n/a

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

E
N
Q
R
W

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

The City currently permits internal and detached accessory dwelling units (ADUs) in many residential zones. In 2021, Municipal Code was amended to update the ADU chapter for full compliance with Utah Code and to clarify and reduce regulations. An annual review of EMMC Chapter 17.70 and present a report to the Planning Commission and City Council on the code's status and effectiveness, including recommended amendments if needed, began in 2023.

N

Public employees, including teachers, firefighters, police officers, and City staff, often earn less than their private-sector counterparts and may struggle to afford housing in the communities where they work. To address this, Eagle Mountain committed to creating a mortgage assistance program for public employees by July 1, 2024.

Q

The City currently does not charge impact fees for accessory dwelling units. The City will continue to find ways to reduce impediments to accessory dwelling units, specifically keeping fees as minimal as possible. Beginning in 2023, City staff will annually report to the City Council on all fees associated with ADUs and recommend changes if needed to reduce costs.

R

Establishing a Transfer of Development Rights (TDR) mechanism is complex and requires thorough research and evaluation of potential impacts. A TDR code is intended to give the City and property owners additional tools to direct density and moderate income housing to

appropriate locations. City staff will present a proposed TDR code to the Planning Commission and City Council by January 1, 2026.

W

By December 31, 2024, the City will adopt a land use ordinance requiring 10% or more of new residential development in certain zones to be dedicated to moderate income housing. By December 31, 2023, the City will also create a policy or approve a plan identifying the intended uses of RDA housing allocation funds from economic development projects, in compliance with UCA §17C-1-412.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E

No additional actions were required during August 1, 2024 and July 31, 2025, for Eagle Mountain to continue providing reduced ADU regulations. Previous actions taken: On August 15, 2023, the City Council adopted Ordinance No. O-33-2023, expanding ADU allowances. It permitted ADUs within or attached to a single-family home (e.g., basement or addition), above a garage (attached or detached), or in a detached structure (e.g., cottage home, casita, guest house) as allowed by EMMC 17.25.030. The ordinance removed the requirement for an internal connection to the primary residence while maintaining setback and access standards. On December 13, 2023, the Planning Director presented the annual ADU report to the City Council, accompanied by a memorandum summarizing the City's goal to support ADU development, the number of ADU applications submitted in 2023, and staff time spent on application review. On January 16, 2024, the City Council approved Ordinance No. O-03-2024 to clarify and streamline Ordinance O-33-2023. It confirmed that ADUs may be located within or attached to any part of a residence and revised parking requirements to mandate two spaces each for the primary dwelling and the ADU. The ordinance also allowed for more flexible on-site parking arrangements.

N

On October 1, 2024, the City Council approved Resolution No. R-66-2024, establishing a Mortgage Assistance Program for public employees with household incomes below 120% AMI who purchase and occupy a home in Eagle Mountain. The program offers qualified applicants a 0% interest down payment loan of up to $25,000, in second position, which is fully forgivable after 15 years. The program will be administered by Eagle Mountain City and funded by an appropriation of the Redevelopment Agency of Eagle Mountain City's Community Reinvestment Project Area housing funds. Program intake began January 2025.

Q
No additional actions were required during August 1, 2024 and July 31, 2025, for Eagle Mountain to continue exempting external ADU impact fees. Previous actions taken: On December 13, 2023, the Planning Director presented the annual ADU report to the City Council, accompanied by a memorandum outlining the City's goal to support ADU development. The report included the number of ADU applications submitted in 2023 and an estimate of staff review costs, which were approximately $12.50 per application compared to the $230.00 fee currently charged. On July 16, 2024, the city council approved Resolution No. R-41-2024 specifying and affirming that the City has not, and will not, charge any impact fee(s) for accessory dwelling units.

R
On December 3, 2024, the City Council adopted Ordinance No. O-59-2024, establishing a TDR Overlay Zone to enable density transfers from designated sending areas to receiving areas (see EMMC 17.46).

W
On October 15, 2024, the City Council approved Ordinance No. O-55-2024, creating a special revenue fund titled the Affordable Housing Fund. This fund will administer City-authorized housing programs, state-required homeless shelter contributions, and other affordable housing expenditures. It will be managed in accordance with the Uniform Fiscal Procedures Act and the City's financial policies. On November 19, 2024, the City Council adopted Ordinance No. O-58-2024, amending EMMC 17.25 to require that at least 10% of new residential development in specified zones be dedicated to moderate income housing (MIH). These units must be priced for households earning 80% or less of the area median income for Utah County, as defined by Utah Code §10-9a-103, with pricing based on current market data rather than General Plan figures. Action taken previous to August 1, 2024: On July 1, 2024, the City adopted its FY2024–2025 Budget, which includes a dedicated appropriation from the Redevelopment Agency (RDA) for moderate income housing. This allocation from the Community Reinvestment Project Area complies with Utah Code §17C-1-412 and will support initiatives such as the Mortgage Assistance Program and subsidized MIH development outlined in the Affordable Housing Plan.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E
No additional changes to the ADU ordinance were proposed this year.

N
Not applicable – this is a financial assistance program.

Q
Fee schedule reaffirmed; no amendments were necessary this year.

R
See previous answer.

W
The MIH ordinance was adopted, and a zoning application has been received for a project subject to the 10% requirement.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E
Minimal. Some resident concerns about on-street parking and enforcement persist.

N
Program launch was delayed from early FY24 to FY25.

Q
None.

R
The complexity of the TDR structure.

W
The City has yet to receive applications for the zones with MIH requirements.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

ADU construction continues at a steady pace, particularly in newer subdivisions where lots can accommodate detached units. Many detached single-family homes are being built with an interior ADU. Money from rental units are being used to help offset the cost of mortgage payments for primary units.

N

The City allocated 40 grants for the 2025 calendar year. As of July, 18 applications had been approved, and 13 had closed.

Q

ADUs remain popular and are frequently constructed throughout the City.

R

The strategy remains in the planning phase.

W

Since the MIH ordinance was adopted in November 2024, the City has received a zoning application for a project subject to the 10% requirement. While the developer has not yet submitted a site plan including MIH units, staff anticipates future project phases will clarify how the ordinance will be applied. Staff remains available to assist applicants in navigating the new requirements.

7. **Links to supporting documentation** *(Optional)*

E

chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.codepublishing.com/UT/EagleMountain/ords/O-33-2023.pdf chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.codepublishing.com/UT/EagleMountain/ords/O-03-2024.pdf

N

Resolution 2024-66: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://eaglemountain.gov/wp-content/uploads/2025/07/RES-66-2024-Mortgage-Assistance-Program.pdf

Q

chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://eaglemountain.gov/wp-content/uploads/2024/12/12.9.24-Consolidated-Fee-Schedule-Current.pdf

R
chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.codepublishing.com/UT/EagleMountain/ords/O-59-2024.pdf

W
https://city-eagle-mountain-ut-cleardoc.cleargov.com/8620/241337/d Chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.codepublishing.com/UT/EagleMountain/ords/O-55-2024.pdf chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.codep

Attachment to supporting documentation *(Optional)*

E
F_2dEGgCqFTXVsN4O
O-33-2023.pdf
145272
application/pdf

N
F_2amklg7XPkp9YyV
RES-66-2024 - Mortgage Assistance Program.pdf
12800246
application/pdf

Q
F_1dgZIwUVDA7npWi
RES-41-2024-Amending-the-Consolidated-Fee-Schedule-Impact-Fee-Appendix-Cemetery.pdf
652457
application/pdf

R
F_3k5oH425wCptjmz
O-59-2024.pdf
3031983
application/pdf

W
F_1CDOYrhMVf8Nqjb
O-59-2024.pdf
3031983
application/pdf

FEEDBACK & 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

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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@enochcityut.gov
4355861119

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.cityofenoch.org/general-plan.html

Link to general plan, moderate income housing element:
https://www.cityofenoch.org/general-plan.html

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
5/21/2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
575

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.
235

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.**
575

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.
Sufficient off-site water infrastructure is inadequate to provide enough service for some of these properties.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
The overlay is to allow high-density dwellings.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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, 2024 and July 31, 2025:
6

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
N/A

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
N/A

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A

B

O

P

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

Maintaining the created/maintained densities in a PUD overlay zone for multi-family moderate and low-income housing. Tracking of the market by application submissions. Collaboration with the CDRA attorney did not occur because of costs, and no applications were made to take advantage of the available development support mechanisms.

B

The benchmark is to install new infrastructure to support moderate-income development. No new infrastructure was added during the reporting period, but funding for water infrastructure to support PUD areas was acquired, and construction will occur in the next reporting period.

O

Making application for at least two funding agencies.

P

Contracting with a CDRA attorney to amend bylaws and processes to make applications more streamlined and professional.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Tracking the market by application submissions and approval of the Goodboro/Nelson Farm PUD. The previous application was approved, and subdivision construction commenced during the reporting period.

B

$500,000 was acquired to invest in infrastructure that will serve the development intended to provide moderate-income housing (Goodboro/Nelson Farm PUD).

O

No action taken. No projects or affiliate projects are coming forward.

P

No funding available to hire a CDRA attorney. No application for CDRA funding and set-asides has been submitted.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

Maintaining the previous regulations that were created to implement this strategy. Two development applications have been approved, and construction has commenced on one of the two. Waiting for the industry and market to show results.

B

N/A

O

N/A

P

N/A

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

No barriers from the city.

B

Acquiring funding is always a barrier.

O

The city does not have the resources to directly fund any project, and other agencies are not forthcoming with projects.

P

Interest in CDRA set-asides is non-existent during the reporting period.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

241 units entitled, six permitted. Construction is ongoing.

B

Tracking market forces. Nothing has changed.

O

N/A

P

No interest

7. **Links to supporting documentation** *(Optional)*

A

N/A

B

O

P

Attachment to supporting documentation *(Optional)*

A

B

O

P

FEEDBACK & 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,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)*

Give us time to observe and assess the impacts of our implementation strategies.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://farmington.utah.gov/wp-content/uploads/2025/06/Resolution-2023-05-Adopting-an-amendment-to-the-Moderate-Income-Housing-plan-as-an-element-of-the-Farmington-City-comprehensive-General-Plan.pdf

Link to general plan, moderate income housing element:
https://farmington.utah.gov/wp-content/uploads/2025/06/Resolution-2023-05-Adopting-an-amendment-to-the-Moderate-Income-Housing-plan-as-an-element-of-the-Farmington-City-comprehensive-General-Plan.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
15-Apr-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
2019

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 - overlay zones not in effect without known or proposed 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.**
2 parcels / project areas (Old Farm / Lyon property) - 160 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.**
1427 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 majority of entitled units are experiencing the barrier of the market. Infrastructure and public process are complete or well under way. Indication from developers is that they have stalled or slowed due to demand and interest rates. As secondary barriers, some projects have been on hold working through wetland delineation with the Army Corps of Engineers (465 Units with Wasatch Development) and power capacity (additional future units not yet entitled).

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
Of the 2019 entitled units 500 are subject to power capacity. The developer with the entitlements for these units also holds entitlements for non-residential development. Currently, there is not capacity to serve both the residential and non-residential with power. Coordinate to build a new power sub station has been in the works for a little over 1 year to remedy this. Property has been acquired by the city with the intent of transferring it to Rocky Mountain Power. The transfer is still in the works with design and construction still down the road. 92 of these entitled units are still working with the sewer district on an acceptable design to serve the property.Not fully entitled, but anticipated are an additional 2,000 units within the city's station area. The number of potential units has been studied as part of consideration for HTRZ, however total units and entitlements are still pending more detailed design and additional process.Other vacant land within the city is primarily zoned for agricultural use. A few agricultural areas are being considered for development which may yield entitlement for an additional 500 or so units. These units would likely be single family attached and detached.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
60
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
17

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
9

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
n/a

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

The city's plan to pursue this strategy is to work with developers as they seek new zoning in the few areas not already developed or zoned for high density. As the city works with developers, the city will use increased density as an incentive for providing moderate income housing. The city's strategy includes regular review of its ordinances to fine tune its effectiveness in encouraging moderate income housing.

B

Farmington City's strategy is to continue investing in streets, water, and other infrastructure which support moderate income housing. The major road infrastructure identified in the city's plan (Innovator Drive and Maker Way) was substantially completed early 2024 with ongoing work and details taking place during the reporting period.The city has also previously completed a plan for transit in its station area as identified in the city's moderate income housing plan. Implementation of this system will take years, but remains a focus of the city.

E

Farmington City has ordinances which allow for IADUs and detached ADUs and continues to look to make these ordinances more effective.

G

Farmington City's commercial and mixed use zones allow for higher density or new moderate income housing and much of its transit station area is entitled for high density housing with requirements to include moderate income housing. The city met its initial goal to update ordinances to be compliant with statute related to moderate income housing requirements in these areas by July of 2023. Additional language was found and updated during this most recent reporting period. The city's strategy also includes monitoring potential development opportunities for the UTA park and ride lot at the Frontrunner Station.

F

The city's plan indicates that Farmington will encourage development around major transit investment corridors and commercial and employment centers. These opportunities are limited because so much is already entitled or existing but will be considered on a case by case basis. Farmington will look at its zoning on an annual basis to evaluate the effectiveness of allowing high density housing in these areas.

H

Farmington City's codes allow for parking reductions near transit and reductions for low parking demand uses like senior living facilities. The city's strategy to pursue this further is to look at additional potential for reductions or elimination of par

P

Utilize RDA funds to provide financial incentive and support to development which includes moderate income housing. The City's strategy identifies projects on city owned property, participation with private developers, or contribution towards the developm

U

Continue implementation of the Station Area Plan by supporting development of the UTA Frontrunner park and ride lot and continue processing housing development within this area including moderate income units.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

The city's plan to pursue this strategy is to work with developers as they seek new zoning in the few areas not already developed or zoned for high density. As the city works with developers, the city will use increased density as an incentive for providing moderate income housing. This has primarily worked best over time in multi-family projects in the city's station area. We are also finding a way to allow some extra lots in a single family development ensuring there are deed restricted detached ADUs (which we call SSFs).During the reporting period the city has not received applications for new rezone requests related to housing of this nature, in fact rezone requests have been for non-residential uses only. However under the existing allowances of the city's single family zoning districts, the city worked with developers during the reporting period on 2 single family home projects which were allowed to go from 2 to 4 units per acre by providing moderate income housing, approvals at different levels were granted by the city in both cases but the projects are still finalizing steps prior to initiating construction. Farmington is also seeing advancement towards construction on some of the high density projects which were previously entitled. City staff has been working during the reporting period to finalize reviews and agreements. Several hundred multi-family units are expected to start construction in the coming months.The city has also been working on a project where higher density is being considered called Old Farm. This is on land the city owns and is working with developers to rezone for higher density housing including moderate income housing units. Open houses and focus groups have been held during the reporting period and formal consideration of a proposal and rezone are anticipated in the coming months.Finally, the city's adopted strategy has been to review the moderate income housing ordinances and annually review them for effectiveness. A review of the ordinance found a section which merited change in June of 2025. The city found an issue with its ordinances and modified the code to clarify that moderate income housing isn't mandatory (consistent with statute), rather, density and other uses can be considered to incentivize moderate income housing. The Planning Commission recommended this during June of 2025 and the Council is anticipated to hear it on 7/15/2025.

B

Work continues on traffic signals and support of conduit, power infrastructure, landscaping of medians, and similar items in and around Innovator Drive and Maker Way. Signals were installed during the reporting period, but power infrastructure to the signals is still forthcoming. The city also purchased ground for power infrastructure during the reporting period, but is still working with Rocky Mountain Power on the transfer of this land for a power sub station.

E

In July of 2024 the Farmington City Council adopted a progressive ordinance which would allow for a detached ADU to be put on its own lots to be owner occupied in hopes of creating opportunities. The adoption of this ordinance was during the last reporting period, but the past year has been an exercise of trying to implement the ordinance. To date only 2 of these new owner occupied ADUs, or Subordinate Single Family Homes as we define them, have been

realized, but 9 others are in some form of interest or progess. The city has also permitted 15 ADUs since August 1, 2024. Finally, the city approved a change to a PUD overlay in February of 2025 which allowed IADUs in an existing townhome project.

G

The zoning districts near major transit investment corridors continues to allow for high density housing and new moderate income housing.The city updated more language in its code to ensure moderate income housing is incentivized, this language was recommended for approval by the Planning Commission in June of 2025 and is anticipated to be adopted by the council on 7/15/2025.City Staff has also been working with UTA during the reporting period on an RFPQ to find a development team to help develop the park and ride lot at the Frontrunner Station. This RFPQ was sent out, responses reviewed, and a preferred partner/developer has been selected. Farmington City staff participated in this process together with UTA. It is anticipated that the site will see a significant high density transit oriented development in the coming years.

F

In reviewing responses to an RFPQ put out by UTA for development around the Frontrunner Station which is adjacent to Station Park (perhaps Farmington's largest commercial and employment center), it is the City's finding that the existing code will allow for the intensity of development envisioned in the city's station area plan and projects such as were proposed by developers.

H

The city hoped to start work on the master transportation plan already. It needs to occur after the completion of the comprehensive general plan update that has been occurring for well over a year. While the master transportation plan updated has not yet initiated, the council has approved funding and the city applied for and was awarded grant money to pursue this.

P

The city has reviewed fund balance within the RDA of monies dedicated towards Moderate Income Housing support. Most of Farmington City's RDA monies have been used to acquire land which is intended to support the development of Moderate Income Housing. The city has previously purchased land which it is still holding for a future project as well as land to facilitate power infrastructure to support the ability to develop moderate income housing units. No spending of RDA moderate income housing funds has occurred during the reporting period, yet. The city has previously agreed to contribute towards a project known as the Trail to help cover impact fees. This project includes 30 dedicated moderate income housing units and the use of RDA monies to reduce the project costs helped make the project viable. It is anticipated that this project will pull building permits by July 31, 2025. Contribution towards impact fees will occur at the time the permit is issued. The city's contribution towards this project is approximately $2.8 million dollars.The city anticipated triggering 3 established RDA areas within the next reporting period which will initiate additional funds for future projects. Furthermore the city has an approved HTRZ area where agreements are being worked on with developers in order to define

contributions from the city towards their projects which are required to have 12% of their units which qualify as moderate income housing.

U

The station area plan was adopted and certified by WFRC prior to the current reporting period. Since its adoption, and also prior to the reporting period the city has successfully lobbied to remove a restriction on the UTA site to set the stage for its future development. Farmington has also previously received approval for an HTRZ project area within the station area which mandates high density development and 12% of its housing as moderate income units.During the reporting period Farmington City has supported UTA in the creation and distribution of an RFPQ for the development of the park and ride site and has participated in interviews and the selection process to find a development partner.Farmington City is in regular talks with developers on potential projects within the station area and is seeking to encourage and support development that meets the city's vision as included in the plan including producing a significant amount of housing and moderate income housing units.Some building permits have been issued during the reporting period and construction is underway for townhome and apartment residential units.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

Land Use Regulation- June 2025: modified the city's ordinances to clarify that moderate income housing is not required in certain zoning districts (to be compliant with statute), but it can be used to incentivize additional uses or density.- June 2025: Approval of Lyon Meadows and Frodsham Acres subdivisions, using existing zoning allowed for increased density option because developers included moderate income housing. In June of 2025 the City Council also permitted an amendment to a previous agreement with Wasatch Development to allow some flexibility in their project design of The Canopy to help it move forward to construction. This is a project with over 450 units on less than 20 acres, while no new units were requested or entitled, the city worked with the developer to find a way to keep the project viable in hopes it will move closer to construction.

B

n/a

E

The city approves ADUs as a permitted use and has 15 recorded during the reporting period. In June of 2025 2 subdivision received their most recent approvals, these subdivisions include 3 SSF lots.February of 2025, approval of amendments to the Rice Farms PUD to allow IADUs in townhomes in that neighborhood.

G
June 2025 recommendation by PC to correct language in code ensuring moderate income housing is incentivized.

F
n/a

H
Parking reduction were considered for commercial projects during the reporting period, but this was not an issue for residential projects during the reporting period.

P
No new land use regulation or decisions have been formally made during the reporting period. Continued work on prior decisions and agreements is underway. Conversations and initial work towards agreements with new projects are taking place within the HTRZ

U
Wasatch Development was approved for an updated project master plan within the Farmington Station Area during the reporting period. It includes the same number of units that were previously approved, but the council allowed for some variation in design to help see the project advance towards construction.Evergreen Development also received approval for modifications for a project within this area. The total number of units was reduced at the request of the developer in order to create a more viable project based on the market. It still includes over 300 units on about 10 acres of property including 10% of its units dedicated for moderate income households.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A
The Old Farm project previously mentioned on city property has been very sensitive politically. Despite significant outcry from the public, the city council continues to work toward something that can work with the neighborhood while still providing needed housing including some moderate income options.In addition to NIMBYism on occasion. There are challenges and some resistance by the local sewer district related to capacity for high density projects. Developers are often dealing with wetland delineation issues in Farmington and the Army Corps of Engineers process is a barrier for projects. The Canopy is one project which recently finished delineating wetlands during the reporting period which is allowing them to pick things up again and start progressing towards more detailed design and ultimately construction.

B
While street projects have come online, power infrastructure has been a hold up for some development in certain areas. Rocky Mountain Power has been cooperative, but slow.

E
There is support for ADUs. There has been learning curve with the new SSF ordinance that is ongoing in how to implement them. Dealing with timing and banking needs for financing as well as learning about the appropriate deed restrictions to deal with ownership have been challenging.

G
A previous barrier for the development of the Frontrunner Station park and ride was overcome though lobbying the legislature in 2024.

F
no barriers to report during the reporting period.

H
n/a - other than just staff timing and working through general plan in order to move on to master transportation planning. Staff time was spent instead on pursuing grant money which turned out to be a positive move.

P
Barriers are finding the right project to support and capacity to tackle projects. The city is currently working through development of land and finding ways to include moderate income housing before turning its attention to the development of land purchased with moderate income housing funds to also produce housing units.

U
None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

In Farmington, the market still remains slow as far as building new apartments and entitled units. Many projects have been entitled but developers have not advanced to construction. That seems to be slowly changing as the city is hearing interest from developers hoping to start construction in the coming months.

B

The city anticipated growth happening at a fast pace once utilities and access were made available throughout the station area, it has only slightly increased interest. While the city thanks to grants and funding from sources like other taxing entities took on the costs of the roads, adjacent development is still slow. It seems that development may have never had a chance without the city taking the lead to put in the roads.

E

There was great interest in SSFs when first adopted. Not many have worked out. ADUs continue to occur at about 10 per year as has been the case for some time.

G

The market has been slow to actually build units in the mixed use area within the station area plan. Entitlements are in place at different levels, some have fully stamped and approved plans waiting to be acted on. Construction costs and demand for rental units seems to be hindering construction.

F

Responses to the RFPQ indicate great interest in placing several hundred units near the Frontrunner Station and Station Park.

H

Developers are happy not to put in parking if we don't require it. Where we have granted significant reductions previously (ICO apartments), there are lots of cars all over the streets. As more development occurs, it will be interesting to see what the impact of this is when in actual use all the on street parking is already in use so there isn't capacity for new projects unless they provide the parking themselves. Hopefully lifestyle trends will reduce the number of cars per dwelling unit over time.

P

The market is favorable towards receiving funding to support their projects. Even still it is coming at a significant cost to get 30 units of moderate income housing. These units represent 10% of a 300 unit apartment building.

U

There seems to be demand for development in the station area, but the push to build urban product in a suburban market has slowed the timing of development due to perceived market demand in addition to interest rates.Total number of anticipated new units within Station Area: 4,000Units which started construction during reporting period. 70 units.Units with an approved building permit waiting for developer to pull permit: 700 apartment unitsUnits with initial entitlement: 450 unitsRemaining units: Approximately 2,700 to be designed and approved.

7. **Links to supporting documentation** *(Optional)*

A

https://farmington.utah.gov/wp-content/uploads/2025/06/06.17.25-PACKET-1.pdf
https://farmington.utah.gov/wp-content/uploads/2025/06/PC-Packet-06052025.pdf
https://farmington.utah.gov/wp-content/uploads/2025/06/6.26.25-Planning-Commission-Packet.pdf

B

https://farmingtoncity.maps.arcgis.com/apps/webappviewer/index.html?id=042114866f3a412da124696c63724892&fbclid=IwY2xjawKQoVtleHRuA2FlbQIxMABicmlkETE3VUY4RVFKMXRKSmtyYzU5AR4O3gGNHQmt1dePyfDtu8Km5FnMDD5s2ds3SVqcMURBonXXww_cfcJ6HHh6xQ_aem_Pc2kgyZ9jJCzmBaGzZD

E

https://farmingtoncity-my.sharepoint.com/personal/dcarlile_farmington_utah_gov/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Fdcarlile%5Ffarmington%5Futah%5Fgov%2FDocuments%2FPackets%5FMinutes%2F02%2E04%2E25%20PACKET%20%2D%20Copy%2Epdf&parent=%2Fpersonal%2Fdc

G

https://farmington.utah.gov/wp-content/uploads/2025/06/6.26.25-Planning-Commission-Packet.pdf

F

H

https://docs.google.com/spreadsheets/d/1YU96BpOrjUtEIxfYbII99w_EK9xpzDdsMHiImJQttwg/edit?gid=0#gid=0

P

U
https://farmington.utah.gov/wp-content/uploads/2025/01/01.21.25-PACKET.pdf
https://farmington.utah.gov/wp-content/uploads/2025/06/06.17.25-PACKET-1.pdf
https://farmington.utah.gov/community-development/general-plan/farmington-station-area-plan/

Attachment to supporting documentation *(Optional)*

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FEEDBACK & 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)*

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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.gov
801.821.7666

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://farrwestcity.net/uploads/3/5/1/5/35150883/ordinance_no._2023-02.pdf

Link to general plan, moderate income housing element:
https://farrwestcity.net/uploads/3/5/1/5/35150883/general_plan.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

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

Shapefiles (.shp) must be uploaded using this link. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://j-a.maps.arcgis.com/apps/webappviewer/index.html?id=8387a02b65354c2eb4e4ded0a282f493

When did the last zoning map or text amendment occur?
25-May

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
903

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.**
334

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.**
247

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 notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
Why 0 on item #2: Last year Farr West City did not have an overlay zone. however this year we do have a Planned Development Overlay zone, recently approved.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.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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, 2024 and July 31, 2025:
0

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

(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.

E

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 continue to implement community outreach throughout 2025 and 2026 to encourage owners of existing, unpermitted accessory dwelling units to obtain permitting, and will document that increase. A DADU ordinance will be implemented during 2025.

F

(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.

G

(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 councilThe city council approved 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

T

(T) 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. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Since the city approved the Hart Phase 4 subdivision, which includes 25% smaller parcels or lots, 37% have been issued building permits.Another subdivision known as Happy Days Phase 2 was approved that contains 12.5% smaller lots of which all but one has been issued a building permit.The Farr West housing committee discussed and recommended that the city re-adopt a Planned Development (PD) Overlay zone, this overlay allows for a density bonus as well as MIH housing products when the development includes additional open space amenities and or housing that helps satisfy MIH strategies defined in our general plan.

E

The housing committee reviewed and discussed improvements to the ADU ordinance and decided to recommend a Detached ADU ordinance to compliment the existing Internal ADU ordinance.A recommendation was given to the planning commission to consider a DADU ordinance.

F

Last year the Legends development (River Blacksmith)entered into a development agreement with Farr West City and the area was rezoned to a mixed-use zone..since then the development agreement was amended to allow for higher density units, 5 plex instead of 4plex townhomes.

G

A developer has requested a rezone of approximately 50 acres to C-3 and is currently planning to incorporate multi-family housing into their development plans and provide MIH.

T

In the approved mixed-use zone of the Legends (River Blacksmith) project, a project area is included allowing for a 55 year or older or disabled resident segment of the development.The site plan was amended to relocate these units to a more favorable location in the development.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

The planning commission authored and recommended the PD overlay zone to the city council and the council approved Ordinance 2025-03 on May 15th 2025.This will allow developers to request density bonus and help implement this strategy.

E

The planning commission authored an ordinance allowing DADUs and creating the tools to facilitate them within the city.The conditional uses are specified.The toolkit includes an application that became effective on 7/1/2025.Public hearings were conducted in which public interest and support were given and recommended approval to the city council.On May 15 2025 the council approved ordinance 2025-04 - the DADU ordinance.

F

Legends Phase 1 was recommended by planning commission and was approved by city council on May 15 2025,Phase 1 includes 50 townhomes and 37 smaller lots. 87 total units approved.

G

The planning commission has recommended and the city council has approved the rezone of the 50 acres to C-3, contingent on a development agreement that we are finalizing.

T

Preliminary approved Legends subdivision incudes a site plan for phase 4A. This phase includes a dedicated 55+ housing area with 15 lots.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

None.There were some concerns expressed from the public during the public hearing, but once the need was explained, the ordinance passed unanimously.

E

None

F
None

G
The development will likely take years to actually build out due to the complexity and expense of:Infrastructure, including roads, secondary water, land and soil conditions storm water, and utilities.Road access from Pleasant View that needs to cross a pi

T
None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A
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 and Happy Days Phase 2 are examples of this successful implementation of this strategy.There has been inquiries from developers into the new zone as they are investigating purchasing green field parcels for potential housing.

E
Even though it's been implemented for a short time (7/1/2025) there has already been several inquiries into the option. But as of this report no applications have been submitted.

F
In addition to the 87 approved units, there are an additional 207 units preliminarily approved in 4 additional phases,

G
The concept plan shows 274 housing units

T
There is no current market response since these units are not yet available. This 55 or older zone is part of the preliminary development agreement.

7. **Links to supporting documentation** *(Optional)*

A

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Attachment to supporting documentation *(Optional)*

A
F_2A08DGpVn879Fau
Ordinance No. 2025-03.pdf
634317
application/pdf

E
F_Zn32eJaFTAC5AVX
DADU Ordinance.pdf
171381
application/pdf

F
F_1eyKlM7Cc8vF7Mh
24-255 Legends Phase 1_5-6-25.pdf
1146293
application/pdf

G
F_3maAKikeJaH33zC
overview.png
1358256
image/png

T
F_24AcHAw8o7EsOtW
strategy U - phase 4a.png
415466
image/png

FEEDBACK & 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)*

Incentives instead of punishment.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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@co.davis.ut.us
801-451-3359

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.fruitheightscity.com/DocumentCenter/View/2834/2023-002-General-Plan

Link to general plan, moderate income housing element:
https://www.fruitheightscity.com/DocumentCenter/View/2721/Fruit-Heights-General-Plan-FINAL

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.fruitheightscity.com/DocumentCenter/View/2980/2024-FHC-Zoning_Map-24X36-20240613

When did the last zoning map or text amendment occur?
9-May-24

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
97

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.**
97

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.**
97

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.
Most of these approved lots sit on the foothills so geologic constraints and hazards are always an issue.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
The city has approved roughly the same number of new lots as they have issued new building permits on existing lots over the last year. Last year the city was at (89) total lots.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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, 2024 and July 31, 2025:
3

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
8

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

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, fiveplexes, 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 strategy- 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.

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.

F

Fruit Heights has plans to 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). The City has identified a number of vacant parcels that it will consider as locations to implement a new zoning classification that targets higher density housing. Incentives geared to encourage higher density may include higher density, deed restrictions, and wavier of impact fees.Implementation: The City will identify areas on the zoning map that can be considered for higher density zoning. The City will meet with current land owners to assess interest. The City will also consider whether or not to actually rezone some property to a new zoning district (January 2024).

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

The city created a new R-1-6 Zoning designation which allows for higher density/more affordable housing units. The new ordinance adopted 5/9/2024. This new ordinance paired with the R-3 zoning designation should put the city in a good position to attract more affordable, higher density projects.

E

The city has increased the number of licensed internal ADU's by 3 over the past year to a total number of 8.

F

City staff has had discussions' with both the Planning Commission and the City Council to identify vacant parcels around the city that could be identified and considered for some higher density housing types. I will attach a map below that shows the areas that have been highlighted.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

The city rezoned .85 acres to the R-1-6 zone in 2024. The landowner intended to build a 6 unit townhome project.

E

The city knows that there are numerous ADU's being carried out illegally throughout the city. Property owners are reluctant to disclose information because they have not sought proper building permits, and in some cases are using non home owner occupied units to rent out multiple ADU's which is against city ordinance.

F

The map identified 12 different areas in the city that could be considered and would be identified in the general plan as areas that could develop with more affordable housing options. Realize that there are only 40 acres of total vacant land left in the city.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

There was a lot of neighbor push back to this zone change. The City Council approved the rezone anyway. After nearly 6 - 8 months of trying to attract a builder to build the project, the landowner gave up on the project. As the City Planner, I met with with several prospective buyers/developers on this project. They all cited that they could not make it pencil, and blamed the cost of the underlying ground as the largest barrier. Underlying ground in this area is selling for $400k - $500k per acre. The property still sits vacant today.

E

Property owners are reluctant to comply with city and building codes to have properly built and licensed ADU's.

F

Although the city has identified on a map areas that should be considered for higher density development, any efforts to take the next step to actually rezone some of those properties to either the R-3 or R-1-6 zoning designation have stalled with the City Council. They have stated reasons such as not wanting to push existing property owners into a zoning classification they don't agree with. These discussions and considerations are ongoing.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

I asked a prominent developer (Boyer), why won't you consider more affordable housing options for your project (27 single family homes) in Fruit Heights? Their answer, its not the right location. The property is better suited to upscale single family homes, yet 2 miles south in Farmington they are building a townhome project. The city is trying but not getting any fish to bite right now.

E

N/A

F

N/A

7. **Links to supporting documentation** *(Optional)*

A

https://www.fruitheightscity.com/DocumentCenter/View/2978/ARTICLE-F-RESIDENTIAL-ZONE-R-

E

https://www.fruitheightscity.com/DocumentCenter/View/2626/ADU-approved-PDF

F

Attachment to supporting documentation *(Optional)*

A

E

F

F_viT7m0tKg4jAgIp
Potential R-1-6 Zone potential.pdf
476670
application/pdf

FEEDBACK & 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)*

There needs to be some consideration for cities who are at or near buildout. At least half of the 15 city's in Davis County are at that point.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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
smoore@grantsvilleut.gov
4358844604

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://grantsville.municipalcodeonline.com/book?type=orddoc#name=2022-36_AMENDING_THE_MODERATE_INCOME_HOUSING_CHAPTER_IN_THE_GRANTSVILLE_CITY_COMPREHENSIVE_GENERAL_PLAN

Link to general plan, moderate income housing element:
https://grantsville.municipalcodeonline.com/book?type=plan#name=Executive_Summary, https://grantsville.municipalcodeonline.com/book?type=plan#name=Housing, https://grantsville.municipalcodeonline.com/book?type=plan#name=Moderate_Income_Housing_Appendix

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://cms9.revize.com/revize/grantsvilleut/departments/community____economic_development/zoning_map.php#outer-152

When did the last zoning map or text amendment occur?
July, 2025.

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
4,696

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.
5,396

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.**
4,696

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.**
5,396

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 most significant barriers to developing moderate income housing in our community is NIMBYism (Not In My Backyard), which often leads to public resistance and delays during the entitlement process. Residents frequently raise concerns about increased traffic, changes to neighborhood character, or perceived impacts on property values. In addition, the lack of critical infrastructure—such as roads, sewer, and water lines—particularly in undeveloped areas, significantly increases development costs and timelines, making moderate income projects less feasible. Geographic constraints are also a growing concern as development pushes westward toward the mountains. These areas include flood zones identified on FEMA’s floodplain maps and alluvial fan zones, which require additional engineering, mitigation measures, and compliance with stricter development standards. These factors combined create financial, regulatory, and social hurdles that discourage investment in moderate income housing despite growing community needs.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
We track each ADU on a spreadsheet as well as the business license that are issued for any "for-rent" ADU.

Total known number of Accessory Dwelling Units recorded as of the report submission date:
28
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
18

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A

E

F

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

Goal #1: A. Rezone for densities necessary to facilitate the production of moderate-income housingPolicy Objective: Support the development of single-family dwellings, multi-family dwellings, moderate income housing, and retirement housing dispersed throughout the City.Implementation Measure 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.Progress: In accordance with the bi-yearly timeline, Grantsville City completed a zoning and land use map review in early 2024. This review was presented to the Planning Commission during the regularly scheduled meetings in February and March 2024, where staff identified areas with slower-than-expected development and discussed opportunities for density increases in strategic locations.Key findings were shared with the City Council during the April 3, 2024, meeting. Council members supported staff recommendations to prioritize rezonings in areas near existing infrastructure and services to reduce development barriers and encourage more diverse housing stock. Staff was directed to move forward with preparing land use code amendments based on this analysis.

E

Planned Actions Between August 1, 2024 – July 31, 2025:Adoption of an ordinance to formally allow detached accessory dwelling units (ADUs).Reduction of regulatory barriers to facilitate ADU construction, such as simplified application processes and clarified design standards.Outreach to inform residents of the new ADU options and requirements.Acceptance

and processing of applications for detached ADUs.Actions Taken:In January 2025, the City adopted an ordinance approving detached ADUs in residential zones. This action directly supports the moderate income housing strategy identified in the initial report.Since adopting the ordinance, the City has received 1 application for a detached ADU. This demonstrates early progress and indicates interest among property owners.Ongoing Actions:Continued processing of ADU applications.Monitoring and evaluation of the ordinance’s effectiveness in increasing moderate income housing options.Ongoing outreach to encourage additional applications and inform the public about the opportunity to build detached ADUs.

F

Policy Objectives:Encourage infill development within the downtown core.Implementation Measures and Timelines:Amend the Land Use Map in the General Plan to Allow Mixed-Use Development in the Downtown CoreTimeline:Completed with the 2018 General Plan Update.Reviewed and updated as necessary with the 2023 General Plan Update.Status:This provides an ongoing foundation for supporting higher density and mixed-use development.Encourage Re-zoning to Mixed Use and the Development of Moderate-Income Housing in the Downtown CoreTimeline:Ongoing.Occurs through staff, Planning Commission, and City Council consultations when property owners and developers propose projects in the area.Support Developers of Currently Zoned Mixed-Use and Multi-Family Residential Properties Adjacent to Lakeview Business ParkTimeline:Preliminary Application targeted for approval by Spring 2025.First phase Final Application approval targeted by Spring 2026.Status:This work is intended to enable moderate-income housing in proximity to major employment centers.Encourage Rezoning of Other Properties in the Deseret Peak Planning Area to Mixed UseTimeline:Ongoing.As additional surrounding parcels come in for consideration, the City will encourage rezoning and inclusion of moderate-income housing components.Support Developers of the Currently Zoned Mixed-Use Area Across from the Walmart Distribution CenterTimeline:Encourage Preliminary Application submission by Spring 2024.Target first phase Final Application approval by Spring 2025.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Implementation Measure 2:Encourage a variety of housing and residential opportunities by establishing and providing a range of allowed residential densities and lot sizes. Timeline: Amend land-use code by December 31, 2024.Progress: The Planning Commission has been actively drafting revisions to the land use code throughout 2024 to increase flexibility in residential zones. Specific changes include:Allowing smaller lot sizes within the A-10 and R-1-8 zones when developed as moderate-income housing.Revising Planned Unit Development (PUD) standards to permit attached townhomes and small-scale multi-family developments as conditional uses in more areas of the city.

E

Adoption of Detached ADU Ordinance (January 2025): The City adopted an ordinance in January 2025 allowing detached accessory dwelling units (ADUs) in residential zones. This ordinance established clear parameters for lot size, height, setbacks, parking, and design standards to ensure compatibility with existing neighborhoods while promoting the development of additional housing units. This action directly supports the strategy by formally enabling a new type of moderate-income housing option.Processing of ADU Application: Since the adoption of the ordinance, the City received and processed its first application for a detached ADU. Although the volume is currently low, this initial application shows that the ordinance is functional and that interest is beginning to grow.Ongoing Monitoring and Evaluation: The City is actively tracking ADU applications and any feedback received from applicants and residents. This helps staff identify any potential regulatory or procedural issues early, which supports continuous improvement of the ADU program and its alignment with moderate-income housing goals.

F

Actions Taken (August 1, 2024 – July 31, 2025):Ongoing General Plan ImplementationCity staff continued applying the 2018 General Plan land use map, which designates the downtown core for mixed-use development.During pre-application meetings and consultations, staff regularly informed property owners and developers about the opportunities to pursue higher density and moderate-income residential uses in mixed-use zones.How this supports the strategy:Reinforces long-term policy direction for infill and mixed-use development.Provides consistency and predictability to developers considering residential projects near employment and commercial centers.Encouragement of Rezoning and Mixed-Use Proposals in the Downtown CoreAs property owners and developers approached the City for guidance, staff and Planning Commission members discussed rezoning options to mixed use and emphasized the City’s policy goal to integrate moderate-income housing.How this supports the strategy:Keeps rezoning opportunities active and visible to the development community.Increases the likelihood that future projects will include a moderate-income housing component.Support for Development Adjacent to Lakeview Business ParkCity staff continued coordination with the applicant pursuing development on parcels adjacent to Lakeview Business Park.Although the

Final Application approval was targeted for Spring 2024, discussions and refinements of project plans continued into this reporting period to address site layout and infrastructure considerations.How this supports the strategy:Advances entitlement and project planning on a site specifically identified for moderate-income housing near employment.Encouragement of Rezoning in the Deseret Peak Planning AreaThe City engaged in preliminary conversations with landowners in the Deseret Peak Planning Area about potential mixed-use rezonings as parcels come forward for development consideration.Staff provided information about zoning processes and incentives to include moderate-income housing.How this supports the strategy:Maintains proactive engagement with property owners in a key growth area adjacent to employment and recreational facilities.Ongoing Support for Development Across from the Walmart Distribution CenterThe City remained in contact with interested developers to encourage submission of preliminary applications for mixed-use projects in this area.How this supports the strategy:Keeps momentum toward future entitlement and construction of moderate-income units in proximity to a major employment center.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

Rezoning Actions Completed (FY 2024–2025)(To be updated throughout the year)Durfee Landing property rezoned R-1-21 and General Plan amendment. Approved 5/2025 Twenty Wells PUD zoning overlay, as well as the commercial lots. 8/2025Desert Meadows PUD zoning overlay, as well as the commercial lots. 3/2025 Matthews Landing commercial lots zoned to C-G 5/2025Wayne Boyer annexation and rezone approved from a-10 to RR2.5 Acres 2/5/25 Deserts Overlay - MU 2/20/25 - Zone MU during annexation 2024GPA was approved for Mixed use.Overlay District was approved for 7,000 units. 5/2025Warr Street Rezone was approved by Council on 5-6-25 to go from RR-5 to RR-2.5South Annexation, Ordinance 2025-36 approving the annexation of property into Grantsville City A-10 5/2025

E

Land Use Regulations and Decisions (August 1, 2024 – July 31, 2025):Adoption of Detached ADU Ordinance (January 2025):Description: The City Council adopted an ordinance amending the land use code to allow detached accessory dwelling units (ADUs) in residential zones.Key Provisions:Defined detached ADUs as a permitted use in specified residential zoning districts.Established development standards including maximum size, setbacks, height limits, and parking requirements.Streamlined the permitting process by providing clear application requirements and review procedures.How this supports the strategy: This ordinance directly implements the strategy to create or allow for, and reduce regulations related to, internal or detached accessory dwelling units. It creates a regulatory framework that both enables and

encourages construction of new detached ADUs as a moderate income housing option.Approval of Detached ADU Land Use Application:Description: The City reviewed and approved one application for a detached ADU under the new ordinance.How this supports the strategy: This decision demonstrates that the new regulations are in effect and usable by property owners. It also supports the City’s effort to incrementally increase housing supply and diversify available housing types.

F

Land Use Regulations and Decisions (August 1, 2024 – July 31, 2025):Ongoing Application of the Mixed-Use Land Use Designation in the General PlanDescription:Throughout this reporting period, the City continued to apply the General Plan land use designation adopted in 2018 and reviewed in 2023, which allows for mixed-use development in the downtown core and other targeted areas.How this supports the strategy:Provides a regulatory foundation for rezoning and higher-density development proposals.Signals to property owners and developers that moderate-income housing is encouraged and supported by City policy.Pre-Application Consultations and Staff Guidance on Rezone RequestsDescription:City staff held multiple meetings with property owners and developers to discuss the process and requirements for rezoning parcels to mixed-use or higher-density residential zoning.Staff specifically encouraged incorporating moderate-income housing components into proposed projects near Lakeview Business Park, Deseret Peak Planning Area, and the Walmart Distribution Center.How this supports the strategy:Provides technical assistance and clear pathways for applicants to move forward with rezoning and project entitlement.Reinforces the City’s priority to create moderate-income housing options near employment and services.Continued Coordination on Lakeview Business Park Adjacent DevelopmentDescription:Although no formal rezoning ordinance was adopted during this reporting period, the City continued working closely with the developer on project design, infrastructure planning, and potential phasing approvals.How this supports the strategy:Keeps the development process active and progressing toward final approvals that will allow construction of higher-density housing.Monitoring and Implementation of the Mixed-Use Zoning FrameworkDescription:The City maintained its adopted mixed-use zoning regulations, which define allowable densities, site standards, and requirements for residential components within commercial areas.How this supports the strategy:Ensures that when applications are submitted, the regulations are in place to approve projects consistent with the strategy.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

Grantsville experienced a high volume of NIMBYism (Not In My Backyard sentiments) during this period, which affected applications for rezones and subdivision approvals. Community opposition contributed to delays in processing, additional public hearings, and in some cases, withdrawal or denial of proposals intended to advance the strategy.

E

None

F

NIMBYism (Not In My Backyard attitudes) was the primary barrier the City encountered during this reporting period. Community opposition to higher-density and mixed-use development contributed to delays in rezoning discussions, increased public resistance during outreach efforts, and reluctance from some property owners to proceed with applications that included moderate-income housing components.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

Unfortunately, there has not been a noticeable change in the market following the implementation of the strategy. Home prices remain high, and there continues to be a lack of available moderate-income housing (MIH) units and rental options. Despite efforts to promote affordability, limited inventory and high demand have kept prices elevated, and the community has not yet seen significant increases in permitted or constructed MIH units.

E

Since adoption of the detached ADU ordinance in January 2025, the market response has been modest but positive. The City has received and approved one application for a detached accessory dwelling unit. While this is an incremental increase in permitted units, it demonstrates that property owners are beginning to take advantage of the new regulations.Overall, broader market impacts—such as changes in rents, increases in availability of moderate-income housing units, or noticeable shifts in housing affordability—have not yet been observed during this reporting period. This is likely due to the short time since adoption and the time required for design, permitting, and construction.No households were displaced as a result of this strategy, and no deed restrictions or rezones specific to ADUs were implemented beyond the ordinance

establishing them as a permitted use.The City anticipates that as awareness grows and additional ADUs are constructed, more measurable effects on housing choice and availability will occur over time.

F

Two developments adjacent to Lakeview Business Park continued to advance in planning stages, and received final entitlement approval during this period.No new moderate-income housing units were permitted or constructed as a result of this strategy during the reporting timeframe.No households were displaced due to rezonings or redevelopment activities related to this strategy.Rents and home prices in the target areas remain elevated, with limited evidence so far of increased availability or price relief attributable to this strategy.Overall, while the foundational zoning framework is in place, the market has responded cautiously. The City anticipates that as developers finalize applications and public awareness of the mixed-use opportunities grows, measurable progress in unit production will follow in future reporting periods.

7. **Links to supporting documentation** *(Optional)*

A

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https://grantsville.municipalcodeonline.com/book?type=landordinances#name=Chapter_25_Accessory_Dwelling_Units

F

Attachment to supporting documentation *(Optional)*

A

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F

FEEDBACK & 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)*

Provide funding or grant opportunities to help offset infrastructure costs associated with higher-density or mixed-use development (e.g., water, sewer, roads).Offer technical assistance or model ordinances to streamline adoption of zoning and design standards for moderate-income housing.Develop public education resources to help communities understand the benefits of moderate-income housing and reduce NIMBY opposition.Consider incentives for developers, such as expedited permitting or tax credits, to encourage construction of moderate-income units.Facilitate regional partnerships to coordinate housing planning and infrastructure investments across jurisdictions.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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@harrisvillecity.gov
801-782-4100

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://harrisvillecity.gov/wp-content/uploads/2025/02/Ordinance-539-General-Plan-Amendments.pdf

Link to general plan, moderate income housing element:
https://harrisvillecity.gov/wp-content/uploads/2025/02/Moderate-Income-Housing-Report-Updated-2022.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://experience.arcgis.com/experience/4c54264a20b84d26bca6af18a74fc4c2/

When did the last zoning map or text amendment occur?
12-Nov-24

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
816

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.**

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.
Inflating costs for large off-site infrastructure improvements that are necessary when increasing density in areas that were originally planned as commercial or manufacturing areas. Capacity increases that were not previously accounted for in Capital studies.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, 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

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
12
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
2

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A

B

F

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

UCA §10-9a-403(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.

B

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.

F

UCA §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 Goal: Allow for zones for higher density near our traffic and commercial corridors; mainly Washington Blvd, Highway 89, and Wall Ave.Timeline: Review existing Mixed-Use Overlay map for possible expansion of target areas during 2024. Draft new overlay map for adoption by end of 2025.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

In January 2025, staff presented a draft ordinance to the Harrisville Planning Commission to address Affordable Housing in the city. Work sessions were held in January and February; a public hearing was held in March to receive public input with an action item for possible recommendation. The ordinance was tabled, and additional work sessions were held in April and May. Staff recommended a combined work session with City Council to receive feedback and help address concerns with proposed standards and whether or not to include specifications in the ordinance.

B

During the Fiscal Budget Year 2025, Harrisville City staff compiled and identified future projects and needs within the City's infrastructure and Capital Projects. Harrisville City Council adopted an updated Capital Investment Plan on July 8, 2025 which includes a table of future projects the city has identified for future infrastructure improvements.While reviewing capital studies for infrastructure improvements to allow future development, Harrisville city staff, in partnership with our contracted city engineer's office, Jones & Associates, developed a "Housing Projects and Utility Deficiencies" map which identifies each of our current entitled project locations with regard to the infrastructure deficiencies that have been identified by our capital projects studies.

F

Harrisville City received an application for a mixed-use development on the commercial corridor of Highway 89 and 2550 North. A public hearing was held on November 13, 2024 to receive public input on the proposed development. A committee consisting of the development team, one council member, one planning commissioner, and city staff was created to negotiate density and placement of commercial property in the development. The committee met several times over the last six months to try to negotiate a favorable concept plan. Unfortunately, density suggestions based on current infrastructure challenges given by the mixed use development committee were not attainable in the viewpoint of the development team and negotiations have slowed.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

Discussion regarding the proposed affordable housing ordinance bounced back and forth from a template version where the developer presents a concept plan under the by right zoning and a second concept plan showing an increase density of approximately 6 units per acre with a target home price or including standards for setbacks, frontage, maximum square footage for homes, minimum lot size, minimum acreage for proposed developments, etc. Discussion also included feedback on Senate Bill 37 and the impact of requiring owner occupation through deed restrictions, limited enforcement options, and timeframe if deed restrictions are required.

B

Over the course of several budget years, the city council has identified the need to maintain the certified tax rate to provide the necessary funding for aging and new infrastructure needs. Additionally, the city council adopted the Park Facilities Plan and Analysis on March 11, 2025. The Housing Projects and Utility Deficiencies map has been extremely helpful when discussing future needs of the city's infrastructure with potential developers.

F

Harrisville staff reviewed the long range planning for the intersection of Highway 89 and 2550 North with UDOT which includes a signalized light. Developers stated their market studies indicate this location is not a prime commercial location because of the competition with 2700 North corridor. Harrisville City upgraded the classification of 750 West due to the increase of southbound traffic pushed east from developments north of 2550 North. The city has received WACOG Transportation funds to address the first phase of the 750 West widening project; phase on includes the south section of 750 West between West Harrisville Road and 1750 North. Programming for the northern section of 750 West is approximately 10 years out.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

Barriers encountered include difficulty identifying a definition of “affordable housing”, what a target home price for the surrounding area should be, whether or not standards make the proposed projects viable or not for developers. Steps taken to address barriers are gathering data on median income homes in the county, implementing the states definition of “affordable housing” with adoption of Senate Bill 37, recommended deed restriction timelines through the same Bill.

B

Barriers encountered include negative public input at public hearings regarding increased property taxes and any increase to impact fees. Although Harrisville City currently has approximately 1,200 new entitled units, limited revenue creates a deficient infrastructure system to support future growth. Deficiencies in infrastructure have slowed growth significantly and delayed an increase to Harrisville’s housing stock.

F

Barriers include deficient infrastructure on existing roads; road access control is outside of Harrisville’s jurisdiction; market study results indicating lack of commercial potential. Deficiencies in infrastructure have slowed growth significantly and delayed an increase to Harrisville’s housing stock.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

No identifiable market responses are measurable at this time.

B

No identifiable market responses are measurable at this time.

F

No identifiable market responses are measurable at this time.

7. **Links to supporting documentation** *(Optional)*

A

B

F

Attachment to supporting documentation *(Optional)*

A
F_2anLlgYIuHHcBbq
2025-05-06 Housing Affordability Overlay Zone.docx
49870
application/vnd.openxmlformats-officedocument.wordprocessingml.document

B
F_1lyFkhCRi3U3UUe
HVC_Infrastructure_2025.pdf
9986868
application/pdf

F
F_1Q0hKkWw0KSlHJc
Skeen Property Rezone Application.pdf
8424901
application/pdf

FEEDBACK & 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)*

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.heberut.gov/DocumentCenter/View/1810/Adopted---2022-21-Amending-The-Moderate-Income-Housing-Plan

Link to general plan, moderate income housing element:
https://www.heberut.gov/DocumentCenter/View/369/Heber-City-General-Plan-PDF

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
6/17/2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
11,093

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.
151

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.**
911

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.**
63

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.
Most lots are not built on because they they are being developed and waiting on infrastructure. Some of the vacant land that could be developed is not because the owners don't want to develop.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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, 2024 and July 31, 2025:
5

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A

B

F

T

W

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

Consider Zone Changes to facilitate Affordable Housing and negotiate deed restricted units.1. Track affordable units entitled and review supply2. Negotiate Affordable units, including specific target incomes, with all now annexations and residential zone changes.

B

Downtown Sewer, Water, Irrigation Replacement Project: This is a multi-year project replace all City Utilities and install secondary irrigation in the core of the City, where the City is planning for redevelopment and infill development, including mixed use, multi-family, and small lot single family.

F

Downtown Planning Process to direct zone changes in downtown.1. analyze data from public workshops to prepare scenario alternatives for public comment2. analyze public comment to create a preferred scenario for draft plan and adoption.3. identify priority code amendments to the down town area.

T

Begin search for possible property acquisition to create affordable units with other entities, including County, School District, Housing Authority, and non-profits.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.

W

Implement Mansion Homes for residential transition areas.1. Identify areas for implementation, following the down town planning process.2. Amend Zoning to permit Manson Homes.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Heber City Annexed the Harvest Village and Crossings Developments. As part of these developments, the City negotiated 70 affordable residential units. This is consistent with the plan to negotiate, when allowed by legislative action, affordable units.The City also spent a significant part of the year entertaining a request to modify the Annexation Policy Plan to allow some State Institutional Lands (SITLA) into the City for affordable housing. This proposal was rejected.

B

The City replaced Sewer, water, and new roads for 31 square blocks. Additionally, the City has installed new Pressurized Irrigation in these areas. These projects include upsizing the utilities based on the general plan and zoning. This will reduce the requirements of future developments. The areas this project is located in is undergoing zoning reform and should see future private investments in the development/redevelopment of the area.

F

The Council in currently working on step 3 of this strategy. Staff is working on a new zone called the "Central Heber Overlay Zone (CHOZ)". The new zone will implement changes to housing uses and requirements outlined in the new general plan and downtown plan that resulted from steps 1 and 2. The City held multiple open houses with the public to gain feedback on the code amendment to determine which housing uses and changes would be supported. The Council has met multiple times to discuss the proposed zoning change, including a mobile tour to other City's in the Salt Lake Valley to see the different housing types in person in preparation for the code amendment. All of these actions are working toward a code change that would support additional housing options in the central core of Heber City.

T

The City is currently on step 2 with a couple of properties for housing only. The City has identified land and has made multiple offers on the land. The property owners have not accepted the offers. During the last fiscal year, the City actually started to work on a partnership with a developer who was able to get the property under contract. As the City was setting up the partnership, the contract between the property owner and the developer expired and the property owner would not renew the contract. Additionally, the City is working on a contract to

do a ground lease/partnership with the US Forrest Service to create affordable housing for both the City and the Forrest Service.In both cases the City is looking to secure land for a public/private partnership to develop affordable housing. IT is the intent of the City to make this a 100% affordable project.The City has closed on or is under contract with the following properties.1. Old Heber Light and Power Admin Office (downtown)2. Wasatch Wave Printing (Downtown)3. Old Wasatch Fire Station (Downtown)These properties have been purchased as part of the City's strategy to acquire key properties within the business core of down town to solicite to developers who will redevelop the property according to the CRA and down town plan, which includes mixed use and affordable housing in conjunction with retail. The wasatch wave property was purchased in part by an affordable housing fee in lieu. The intent is to change the zoning and sell for a profit to ensure affordable housing is part of the development as well to create additional funds to help affordable housing in the CRA area.

W

As part of the Central Heber Overlay Zone efforts, Manson Homes are being proposed in the transition areas between the commercial and historic residential neighborhoods.The City Council toured areas to see these unit types. This was part of the public meetings and open houses. Staff anticipates the Council will adopt these units as a permitted use by the end of calendar year.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

Heber City Annexed the Harvest Village and Crossings Developments. As part of these developments, the City negotiated 522 market rate units and 70 affordable residential units. Of the 70 affordable units, 23 have to be built on site. The remaining 47 have some flexibility to be constructed offsite, or may be fulfilled by a land donation or financial donation to facilitate the construction of affordable units. The affordable units must maintain an average of 80% ami for rent or sale. This will allow for flexibility to reach lower ami ranges. This action supports the strategy to use legislative discretion to negotiate additional affordable units. Additionally, 211 of market rate units are town home units.

B

There are no new land use regulations associated with this project.

F

The regulation has not yet been adopted. Staff anticipates the code being adopted by the end of 2025 calendar year.

T
No new land use regulations or decisions have been made at this time. The City just closed on some properties and is still working on purchasing property. The City will soon begin the zoning and seeking developers to create projects for these properties.

W
No land use regulations have been adopted. We anticipate the adoption by the end of the year.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A
The City's number of requests for zone changes and annexations for residential purposes have slowed. We had only 1 annexation/zone change for residential in this reporting window. This would change if our annexation boundary were to change to include additional agricultural areas, however there is not political or public support to modify the annexation policy boundaries. The City also spent a significant part of the year entertaining a request to modify the Annexation Policy Plan to allow some State Institutional Lands (SITLA) into the City for affordable housing, including tours of the property, multiple public meetings, interlocal meetings, and public hearings. The Council ultimately turned down the request due to County Council and public opposition.

B
The barriers are typical issues during construction, such as supply costs and scheduling road closures with the public.

F
The City Council required more time to complete the code as there was some public opposition. This is why the City went through multiple workshops and public comment. Additionally, multiple utility and public service entities weighed in on the proposed codes to ensure they could complete their objectives.

T
The barriers have been property owners unwilling to sell land to the City. Additionally, one land owner began to tell other interested property owners that the City was interested. We believe it was in search of a better offer.Another barrier we have had

W
One barrier was that when the Planning Commission forwarded their recommendation of the zoning code, the PC removed Mansion Homes from the permitted uses list. The Council has since added them back in during their review of the code change.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A
Those that have the entitlements are trying to quickly develop the land and units. The AMI's in the area are quickly rising, making the 80% AMI units less affective as either households make too little, or too much and are just outside of the AMI limits, but cannot afford market rate units. Additionally, the 211 new town homes that were just entitled through and MDA and Annexation are being marketed as a high end product to attract the tourist and 2nd home owner market associated with the near by ski resorts, making them more expensive than the average single family home in the area. Most of the development in the area is trying to attract this same market rather than the affordable market.

B
No market response as of yet. The project is an ongoing project.

F
No market response as of yet, as it has not been adopted. However, in the last few years, the City has done multiple development agreements as some property owners did not want to wait for the process to finish. There is significant interest in the code change and the opportunities it will provide.

T
The market response has been interesting. Property owners appear to try and leverage the City interest with other buyers to get better offers for land. Additionally, some buyers would offer more to the seller and then ask the City staff for density increases without an affordable housing commitment. We are waiting to see the market response to the properties the City did purchase. So far, other government agencies have been more willing to sell as they move than private property owners.

W

No formal market response as of yet. We do have a number of property owners that are attending the meetings and watching with anticipation for the adoption of the mansion homes so they can apply for development of their property.

7. **Links to supporting documentation** *(Optional)*

A

B

https://www.heberproject.com/

F

T

W

Attachment to supporting documentation *(Optional)*

A

B

F

T

W

FEEDBACK & 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.,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 needs to provide alternative options for housing strategies and tools for Wasatch Back Communities. The current housing strategies do not always translate to affordable housing in such a high cost housing market. Density and Multi-Family is being aimed at high end consumers and not so much the workforce in the wasatch back.Additionally, the state could help with public education efforts on the housing situation.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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
801-534-4240

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.herriman.gov/uploads/files/3067/Herriman-Moderate-Income-Housing-Plan-2022-2.pdf

Link to general plan, moderate income housing element:
https://www.herriman.gov/uploads/files/3067/Herriman-Moderate-Income-Housing-Plan-2022-2.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
Text amendment on May 14, 2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
13529

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.
886

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.**
3545

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.**
278

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 and/or the 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 some of these units.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, 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 6,480 entitled units. Phase One, which consists of approximately 1,000 units, has approved preliminary plats and/or subdivisions for approximately 500 units that have not yet been recorded as lots or received building permits.The South Hills and Panorama developments, consisting of a combined 921 acres on Herriman's southeast side, have executed a PID and are in the process of building water tank infrastructure to facilitate the development of entitled units. No lots have been recorded, and no permits have been issued. To account for the road infrastructure needed 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

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
18
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
15

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
n/a

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
n/a

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A
B
E
F
G
K

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

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 3: 2024-2025) Benchmark 1C: Initiate rezoning for densities necessary to facilitate production of MIH in areas identified according to prioritization.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 3: 2024-2025) Benchmark 2D: Initiate updates to residential zones for integrating small lot sizes as identified above.Implementation of Strategy (A) is also supported by Previous/Ongoing EffortsHerriman has previously rezoned hundreds of acres for densities necessary to facilitate the production of moderate income housing. The approval of several Master Development Agreements (approved and amended between 2000 and 2024), and the subsequent zoning/rezoning to reflect the vested development rights, continues to support Herriman's efforts to implement this strategy. A range of housing units are entitled for development, including small lot single-family, attached single-family townhomes, and multi-family apartments, with more than half constructed. These are providing diverse housing options for people to live in Herriman, including moderate-income households. These MDAs include:

Anthem, Herriman Towne Center, Miller Crossing, Mountain Ridge, Olympia, Rosecrest, and Wasatch-South Hills.

B

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 3: 2024-2025) Benchmark 3C: Initiate rehabilitation and expansion of Active Transportation infrastructure in priority areas.Previous decisions on funding, pursuit of grants and outside funding, partnerships with regional and state entities, and the integration of active transportation design elements in Master Development Agreements provide ongoing actions for this strategy.

E

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 3: 2024-2025) Benchmark 4D: Prioritize and begin updating regulations to allow detached ADUs in the residential and neighborhood zones that meet the city's criteria.

F

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 3: 2024-2025) Benchmark 1C: Initiate rezoning for densities necessary to facilitate production of MIH in areas identified according to prioritization.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 3: 2024-2025) Benchmark 5C: Initiate rezoning for a mix of housing, including Multi-Family or Townhomes, in areas identified according to prioritization.Implementation of Strategy (F) is also supported by Previous/Ongoing EffortsHerriman has previously zoned or rezoned hundreds of acres for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers; The approval of several Master Development Agreements (approved and amended between 2000 and 2024), and the subsequent zoning/rezoning to reflect the vested development rights, continues to support Herriman's efforts to implement this strategy. A range of housing units are entitled for development, including small lot single-family, attached single-family townhomes, and multi-family apartments, with more than half constructed. These are providing diverse housing options for people to live in Herriman, including moderate-income households. These MDAs include: Anthem, Herriman Towne Center, Miller Crossing, Mountain Ridge, Olympia, Rosecrest, and Wasatch-South Hills.

G

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 3: 2024-2025) Benchmark 1C: Initiate rezoning for densities necessary to facilitate production of MIH in areas identified according to prioritization.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 3: 2024-2025) Benchmark 5C: Initiate rezoning for a mix of housing, including Multi-Family or Townhomes, in areas identified according to prioritization.Implementation of Strategy (G) is also supported by Previous/Ongoing EffortsHerriman 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 and amendments of several Master Development Agreements (approved and amended between 2000 and 2024) continue to support Herriman's efforts to implement this strategy as a range of housing units have been constructed or are entitled for development in commercial and mixed use areas, notably the Herriman Towne Center and SLCC campus areas. These MDAs include: Anthem, Miller Crossing, Herriman Towne Center, Mountain Ridge, Rosecrest, and Wasatch-South Hills.

K

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 househ

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Herriman City prioritizes the location of mixed-use development, multi-family, attached single-family, and small lot single family zones near major transit investment corridors, as buffers to commercial areas, and in core areas such as the Herriman Towne Center (HTC), Salt Lake Community College (SLCC) campus, and near Mountain View Corridor, with guidance from the General Plan. In conjunction with amendments to existing Master Development Agreements (MDAs) and the establishment of new MDAs (South Hills and Panorama), Herriman initiated and approved the rezoning of several areas in the southeast section of the City to support higher density residential development. These areas are near core areas such as the SLCC campus and the Mountain View Corridor. The zoning changes will allow for small-lot single-

family dwellings, attached single-family dwellings, and multi-family apartment dwellings. Herriman is in the midst of a process to reduce the minimum acreage standard for utilizing the city’s Planned Development Overlay Zone to make it more accessible to a broader range of development efforts. A key aspect of the Planned Development Overlay Zone is the ability to integrate a mix of smaller lot sizes into a development. City Staff have been evaluating the options for updating the overlay and making it a more feasible option for small-scale development outside of a Master Development Agreement. Herriman initiated a process to create two new “small lot” single-family residential zones (R-1-5 and R-1-8) in 2024. This is an ongoing effort for the city. 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. Currently, the smallest lot size in a base single-family residential zone is 10,000 square feet.Herriman initiated updates in 2024 to its highest density Agricultural Residential zone (A-1-10) to allow for the integration of smaller lot sizes in these areas. The updates doubled the allowed base density within this zone. Since these updates were codified in July 2024, the city has seen applications for infill development as well as requests for rezones from larger lot agricultural zones to this smaller lot agricultural zone. 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. The city currently has approximately 1400 acres zoned A-1-10 and most lots are developed but one-half acre in size or larger. The smaller allowed lot size will allow for a balance of retaining Herriman’s agricultural heritage in appropriate areas while facilitating additional small-scale, small lot infill development, which may also utilize the Planned Development Overlay Zone.

B

Herriman City continues to work on re-striping and updating its roadways to add bike lanes and sidewalks in efforts to rehabilitate and expand Active Transportation infrastructure city-wide. Herriman expanded and improved portions of Main Street, which connects new development on the west end of Herriman to Herriman Towne Center and planned future transit corridors. These improvements include bike lanes and sidewalks and implemented a high priority project in the city's Active Transportation Plan. Construction was completed in Fall 2024.Herriman is planning on widening and improving 6000 West between Herriman Blvd. and Silver Sky Drive. Improvements will include rebuilding the road, adding a middle turn lane, and adding a gutter, sidewalk, park strips, and landscaping.Herriman City Council approved public infrastructure districts (PIDs) for the future Panorama and South Hills developments. These PIDs will place temporary property taxes on properties in these developments to help pay for public infrastructure like roads and water lines before homes and businesses are built.

E

Herriman City staff continue to work 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. Herriman City is planning to regulate and allow for detached ADUs based on lot size rather than limiting it to specific residential zones. City staff have evaluated the potential opportunities and impact of detached ADUs based on a few different lot sizes and are working

with the Planning Commission and City Council to find the right fit for Herriman City. Two work meetings have been held with the Planning Commission in the past year, and one work meeting has been held with the City Council. This is an active application and is being coordinated with several city departments to understand utility requirements, impact fees, and the building permit process.

F

Herriman City prioritizes the location of mixed-use development, multi-family, attached single-family, and small lot single family zones near major transit investment corridors, as buffers to commercial areas, and in core areas such as the Herriman Towne Center (HTC), Salt Lake Community College (SLCC) campus, and near Mountain View Corridor, with guidance from the General Plan. In conjunction with amendments to existing Master Development Agreements (MDAs) and the establishment of new MDAs, Herriman initiated and approved the rezoning of several areas in the southeast section of the City to support higher density residential development (Panorama MDA; South Hills ARMDA). These areas are near core areas such as the SLCC campus and the Mountain View Corridor. The zoning changes will allow for small-lot single-family dwellings, attached single-family dwellings, and multi-family apartment dwellings. Herriman approved an addition of 300 entitled units to the Herriman Towne Center MDA as part of the HTC Commons commercial development. This area was strictly commercial and HTC had already utilized all their vested units. The city required at least 10% of these additional units to be affordable units for 80% AMI or lower.

G

Herriman City has amended the existing MDA for the Herriman Towne Center to allow for higher density residential housing in an area previously reserved for commercial only. This added an additional 300 entitled units to the MDA. As part of this change the city required a certain percentage of affordable units reserved for 80% AMI.Herriman amended its land use regulations, captured in one new MDA (Panorama) and an amended and restated MDA (South Hills), including General Plan amendments, to support the integration of higher density residential development in and near commercial and mixed-use zones near major transit investment corridors. Herriman amended the Teton Ranch and Olympia MDAs as part of an effort to create the Southwest Athletic Complex, including the conversion of previously dedicated open space areas to housing.

K

Herriman’s Housing Task Force group continues to evaluate strategies and pursue opportunities for preserving and creating attainable workforce housing options aimed at educators, first responders, and entry level city employees. A primary goal is to create and maintain deed restricted housing to help provide and preserve housing in Herriman for those that serve in the community.Herriman City and the Housing Task Force continue to monitor residential development and housing options in the city using data from building permits and Master Development Agreements (MDAs). 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 of vested units for each MDA, as well as

housing units that are not located in an MDA project area. The proportion of multi-family to single-family units provides a general framework for monitoring potential MIH options available in Herriman. The approximate split of 40% MFD to 60% SFD reflects the overall composition of dwelling units vested through the city's Master Development Agreements. Herriman City currently has one LIHTC/Section 42 housing project in the city. The project contains 288 units and 258 of these units are set aside for low-income households. 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 City and the Housing Task Force are prioritizing the facilitation of creating new MIH and subsidized units by negotiating with developers on requiring a minimum of 10% affordable units in a new 200+ unit project for an area that previously did not allow residential uses.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

On November 13, 2024, Herriman City approved the rezoning of several hundred acres in the southeast corner of the City. The rezoning was in conjunction with the amendment of existing Master Development Agreements (MDAs) and the establishment of new MDAs (South Hills and Panorama). The rezoning included the upzoning of large lot agricultural residential zones and single-family residential zones to small lot single-family zones, attached single-family zones, and multi-family zones. It also involved the rezoning of vertical Mixed Use areas into multi-family zones. These rezonings support Herriman City’s ongoing efforts to 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.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 of approximately 1,000 units, which includes densities necessary to facilitate the production of moderate income housing.

B

In December 2024, the City Council approved public infrastructure districts (PIDs) for the future Panorama and South Hills developments. Construction of infrastructure is in process and active transportation infrastructure will be integrated into the transportation network. In May 2025, Herriman City authorized staff to seek approximately $560,000 from UDOT to add a raised median refuge, rectangular rapid-flashing beacons, and a short sidewalk link near Silver Crest Elementary. If awarded, the City’s $39,600 match would be budgeted in fiscal year 2027.

Construction could improve a long-standing pedestrian safety concern near the elementary school, library, and recreation center.A public open house was held in late May 2025 for the 6000 West improvement project and property acquisition is ongoing. The project's final design is in progress. The project is tentatively planned for construction in 2026 with an estimated cost of $2.1 million.In March 2024, City Council approved funding for the Midas Creek Trail Extension. The project cost is $1,650,000 ($850,000 from Herriman City's Park Impact Fee Fund and $800,000 from a Salt Lake County grant). Construction is ongoing. Funding has also been approved to conduct sidewalk and curb concrete work on various roadways city-wide to comply with the most recent federal ADA requirements. These decisions support the city's efforts to create non-automobile connections between new/existing moderate income housing options and the city's centers.

E

In May 2024, the City Council directed staff to initiate the process for amending the ADU ordinance to allow for detached ADUs and the city has been working on right-sizing this strategy over the past year. An updated ordinance is expected to be approved in late 2025 or early 2026.

F

On November 13, 2024, Herriman City approved the rezoning of several hundred acres in the southeast corner of the City. The rezoning was in conjunction with the amendment of existing Master Development Agreements (MDAs) and the establishment of new MDAs (South Hills and Panorama). The rezoning included the upzoning of large lot agricultural residential zones and single-family residential zones to small lot single-family zones, attached single-family zones, and multi-family zones. It also involved the rezoning of vertical Mixed Use areas into multi-family zones. These rezonings support Herriman City's ongoing efforts to 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.On December 11, 2024, Herriman City approved the amendment to the Herriman Towne Center MDA to include residential development of 300 units in the commercial development of the HTC Commons.

G

On November 13, 2024, Herriman City amended existing Master Development Agreements (MDAs) and approved a new MDA (South Hills and Panorama). The MDAs will include the shift of large lot agricultural residential zones and single-family residential zones to small lot single-family zones, attached single-family zones, and multi-family zones. It also involved the conversion of vertical Mixed Use areas into multi-family areas. These amendments support Herriman City's ongoing efforts to 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.On December 11, 2024, Herriman City approved the amendment to the Herriman Towne Center MDA to include residential development of 300 units in the commercial development of the HTC Commons. For the Southwest Athletic Complex, Community meetings: Held in January 2025; Planning Commission review: April 2, 2025; Final City Council approval: April 23, 2025.

K

In December 2024, City permitted residential in an area that city previously had said “no more residential”. This is land near the Herriman Towne Center, which had been identified as the commercial section of the overall mixed-use development master plan.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

Higher interest rates, along with an overall rise in housing costs, continue to impact the affordability of housing. 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.While there are many small single-family lots in Herriman, market forces continue to favor the construction of larger homes on smaller lots, instead of smaller (and more affordable) homes on smaller lots. Without the ability to require design standards for single- and two-family dwellings, cities cannot require desirable, affordable design solutions without providing incentives or entering a negotiated entitlement process.

B

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. Herriman continues to pursue grants and partnerships to help fund projects and support connections to new/existing moderate income housing.

E

None.

F

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 Her

G

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). For this strategy to be fully realized the transit improvements must be implemented.

K

None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

Herriman's land use decisions to rezone for higher densities over the past two decades 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: 312 Single-Family Dwellings; 153 Multi-Family Dwellings; 50 Condos; 1 Accessory Dwelling Units. Of these, the following number are located within an MDA area: 265 Single-Family Dwellings; 150 Multi-Family Dwellings; 50 Condos.

B

Housing units continue to be permitted and built, both within areas served by existing infrastructure and areas served by new/pending infrastructure. Phase One of the Olympia MDA area is underway, with infrastructure construction continuing and many preliminary plats and final subdivisions approved. A total of 417 permits have been issued in this area, and these include both single-family and multi-family dwellings. Additional lots have been recorded or on tap for recordation. Infrastructure construction has begun on the Panorama and South Hills MDA areas in the southeast portion of the city. Active transportation infrastructure, including a paved trail system and separated bike lanes will be part of the overall transportation network. In the past year, Herriman has issued the following number of building permits: 312 Single-Family Dwellings; 153 Multi-Family Dwellings; 50 Condos; 1 Accessory Dwelling Units. Of these, the following number are located within an MDA area: 265 Single-Family Dwellings; 150 Multi-Family Dwellings; 50 Condos.

E

Herriman continues to see applications for internal ADUs. Since the city began tracking ADUs in 2017, Herriman has received a total of 68 applications. Of these, 25 have been approved and 1 was withdrawn. In the past 12 months, Herriman has received 25 applications and 15 of these have been issued a building permit. Herriman continues to see an increase in applications each year.

F

Previous land use decisions to rezone for higher densities in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers, 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: 312 Single-Family Dwellings; 153 Multi-Family Dwellings; 50 Condos; 1 Accessory Dwelling Units. Of these, the following number are located within an MDA area: 265 Single-Family Dwellings; 150 Multi-Family Dwellings; 50 Condos. Many of these permits are for properties located in or adjacent to commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

G

Previous land use decisions to support higher densities in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers, 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: 312 Single-Family Dwellings; 153 Multi-Family Dwellings; 50 Condos; 1 Accessory Dwelling Units. Of these, the following number are located within an MDA area: 265 Single-Family Dwellings; 150 Multi-Family Dwellings; 50 Condos. Many of these permits are for properties located in or adjacent to commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

K

Herriman was successful in establishing a development partner for a new 200+ unit multi-family project on land near the Herriman Towne Center, which is geared toward offering affordable housing options in a horizontal mixed-use context. The project is moving forward. Herriman City was hesitant to adjust areas of the Herriman Towne Center intended for commercial. Developers indicate they need more units to make the commercial happen. Herriman City was

willing to re-write/modify the MDA and allow for residential units with the stipulation that affordable 80% AMI units are part of the project.

7. **Links to supporting documentation** *(Optional)*

A

B
https://www.herriman.org/construction-projects

E

F

G
https://www.herriman.gov/athletic-complex

K

Attachment to supporting documentation *(Optional)*

A

B

E

F

G

K

FEEDBACK & 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,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 is essential for quality of life and economic prosperity.Technical assistance regarding administration of deed restrictions on moderate income units and other proven solutions would be valuable. Like regional public transportation agencies who are responsible for the coordination of transportation systems and providing technical transportation assistance, perhaps the State could fund regional “Department of Housing” offices to administrate housing grants and promote “smart housing” legislation.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. Cities need development partners who will build not just housing, but will build better, affordable neighborhoods and communities. Cities want development partners who will earn and deserve recognition as "town founders," rather than “developers."Utah needs 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 a problem, increased design is always a 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 cities have online access to a plethora of municipal codes, sorting through the web 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.Like the benefits and risks associated with respect to professional advice given by a City Attorney or City Engineer, the Utah State Legislature should consider laws that recognize, protect, and empower professionally trained and certified city planners who have qualified knowledge, skills, and experience to promote effective planning, zoning, and housing policies. Often, implementation of these critical housing policies are unpopular but necessary to develop safe, attractive, and successful communities. Unfortunately, city planners lack cultural, legal,

political, and public support to be effective when opposed by the electorate and elected officials. Planners are generally not the problem, but the solution.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Highland city

Who is filling out this report?
Rob Patterson
Zoning Administrator and Attorney
rpatterson@highlandut.gov
8017724506

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://highland.municipalcodeonline.com/book?type=orders#name=O-2023-02_Amending_The_Moderate_Income_Housing_Element_In_The_Highland_City_General_Plan

Link to general plan, moderate income housing element:
https://www.highlandut.gov/DocumentCenter/View/96

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://www.highlandut.gov/DocumentCenter/View/10/Zoning-Map

When did the last zoning map or text amendment occur?
May 19, 2020 - last rezone. September 17, 2024 - annexation and zoning designation. January 7, 2025 - modification of zoning setback regulations.

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
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.
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.**
70

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.**
264

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 notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
194 permits could be pulled for improved platted, recorded, lots. 70 permits are pending final subdivision recordation, though the subdivision is entitled under zoning, development agreement, or PD.Have not included larger parcels/lots that have not been subdivided even if could be under current zoning, unless subject to development agreement/planned development that specifies density/entitlement. If this information is necessary, it can be provided.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
53
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
6

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
15

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

T

F

E

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

T

Implementation Plan: 2024-2025 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.

F

Implementation: 2024 Remove the requirement to include a commercial aspect in Planned Development (PD) Districts.

E

Implementation: 2025 Review the results of the annual survey. If there is significant support for detached accessory dwelling units, work with the Planning Commission and City Council to update the Development Code to allow for them; if there is not significant support from the residents, determine an alternative way to reduce regulations for internal accessory dwelling units.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

T

Planning Commission and City Council hired a consultant to assist with a comprehensive general plan update. The Commission and Council have held several meetings to review current land use and to determine areas where higher density senior housing zoning could be approved. Those areas will be shown in the updated general plan, to be adopted later this year. The City Council and Planning Commission will continue to work to discuss specific zoning regulations to facilitate the new zone. City Council has given direction to potential developers of undeveloped property of the Council's willingness to grant density for senior housing.

F

Planning Commission recommended, and the City Council adopted, amendments to the City's PD ordinance to remove the requirement to include a commercial aspect in new Planned Development (PD) districts.

E

In 2024, the resident survey was completed, which showed strong support for permitting detached ADUs. The City is in process of a comprehensive general plan update. As part of the land use element, the Commission and Council have included allowance of detached ADUs as part of general plan. This will establish, once the updated plan is adopted, the necessary policy backing for future land use regulations allowing detached ADUs.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

T

No new regulations/decisions have been adopted. The general plan is being finalized and will be adopted later this year.

F

November 12, 2024, amended PD land use regulations to remove requirement for commercial aspects as part of new planned developments. Directly accomplishes the goal.

E

Comprehensive general plan update is being written currently. No formal regulation has been adopted, but detached ADUs are included in draft general plan for future adoption this year.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

T

Lack of interest from developers. Increased density with condition of being for disabled/seniors does not appear to be an attractive product.

F

None

E

None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

T

No interest from developers, so the market has not responded at all.

F

No new change. No new PDs have been proposed, though there has been high-level discussion regarding potential PDs as part of general plan amendment.

E

Market has shown support for detached ADUs, which has encouraged continued work to facilitate detached ADUs.

7. **Links to supporting documentation** *(Optional)*

T

https://highlandcityut.portal.civicclerk.com/event/1464/
https://highlandcityut.portal.civicclerk.com/event/2311/files/attachment/826

F

https://highland.municipalcodeonline.com/book?type=orders#name=O-2024-28_Amending_Highland_City_Development_Code_Related_To_The_Requirement_For_Commercial_Components_In_Planned_Development_Districts

E

https://www.highlandut.gov/DocumentCenter/View/8997/Resident-Survey-Results-2024

Attachment to supporting documentation *(Optional)*

T

F

E

FEEDBACK & 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)*

Standardize or clarify reporting requirements for ADUs, entitled vs. planned residential development. Give stronger tools to cities to condition/restrict issuance of building permits for buildings that include internal ADUs, so cities can more accurately track and record ADUs.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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 and Housing Manager
annfgarcia@holladayUT.gov
385-425-0853

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://holladayut.gov/departments/economic_development/housing/accessory_dwelling_units_-_adu_s.php

Link to general plan, moderate income housing element:
https://cms3.revize.com/revize/cityofholladay/Document%20Center/Departments/Economic%20Development%20and%20Housing/Housing%20resources/Chapter%205%20Moderate%20Income%20Housing%20Plan.pdf

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ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://city-of-holladay-holladay.hub.arcgis.com/apps/735393bf271e497192b827aa82a49602/explore

When did the last zoning map or text amendment occur?
24- Dec

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
165

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.

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.**

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 notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
Total Applications are 45; 21 ADU permits approved/issued; 1 approved and awaiting payment
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
9 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, 2024 and July 31, 2025:
1 permit

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
of the 9 new construction: 2 are conversions of existing interior space and 7 are new external construction.

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

B
E
O
X

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

B

Action1: Increase or improve active transportation access to safe pedestrian infrastructure and access to nearby amenities like parks and schools.Task 1.1: 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 2025)Task 1.2: Improve pedestrian and bike connectivity within mixed use areas and connect into the surrounding neighborhoods and amenities. Review connectivity needs annually. (Starting 2024) (Reported 8/1/2024)Task 1.3: Update our Bike and Trail Plan to show bike routes and public transit connections on and revisit on an annual basis. (Starting 2025)Task 1.4: 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 2.1: 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 2.2: 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) (Reported 8/1/2024)Task 2.3: 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) (Reported 8/1/2024)

E

Action 1: Conduct public engagement study to determine hinderances to remodeling existing homes and amend ordinances accordingly.Task 1.1: No Ongoing tasksAction Completed – ADU

Ordinance passed Sept. 2021Action 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 2.1: Monitor Quarterly ADU production (started 2023)Task 2.2: Send an annual letter to residents explaining protection of homeownership rights relating to ADU in residential zones. (Starting 2024)Task 2.3: 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, biannually, with information on legalizing their ADU. (Starting 2024)Action 3: Evaluate the Accessory Dwelling Unit (ADU) program citywideTask 3.1: Monitor legislative changes annually to determine if further changes are required. (Starting 2024) (Reported on 8/1/2024)Task 3.2: Educate the community, and provide a summary to the City 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, biannual, with information on legalizing their ADU. (Starting 2024). Task 3.3: 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 3.4: Quarterly Review and evaluate the code for revisions that may help streamline ADU development. (Starting 2024) (Reported on 8/1/2024)Task 3.5: Conduct proactive code enforcement annually to promote good property maintenance and to educate landlords. (Starting 2025)

O

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 1.1: Partner with Royal Holladay Hills. A development agreement was executed (Completed)Task 1.2: 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)Task 1.3: Develop a marketing plan for housing programs that can be provided by community-based partners and revise as needed on an annual basis. (Starting 2025)Task 1.4: 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) (Reported on 8/1/2024)Task 1.5: 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 1.6: Set up a meeting with TURN in 2025 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 2.1: Contact CDBG representatives to establish a relationship and get registered for their workshops

for application. (Starting 2024) (Reported on 8/1/2024)Task 2.2: Apply for CDBG grant funding, annually, to fund these programs. (Starting 2024)Task 2.3: Monitor annually current partnerships and seek out new partnerships to support these housing programs for our moderate-income residents. (Starting 2024) (Reported on 8/1/2024)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 3.1: Research and develop a plan that helps us partner with housing agencies to provide preservation opportunities and resources for our residents. Update if needed on an annual basis. (Starting 2024)Task 3.2: 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) (Reported on 8/1/2024)

X

Action 1: Collect and access housing and demographic data to determine immediate and future housing needs and goals.Task 1.1: 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 if awarded.Task 2.1: Annually budget and apply for CDBG funding. (Starting 2024)Task 2.2: Create a Housing Rehabilitation Program with guidelines and application, revise annually if needed. (Starting 2025 if awarded grant)Task 2.3: On an annual basis identify areas that qualify as eligible census tracts for Moderate Income residents. (Starting 2024)Action 3: Promote Fair HousingTask 3.1: 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) (Reported on 8/1/2024)Action 4: Promote Senior Housing OpportunitiesTask 4.1: Research and build a list of senior housing services to assist our aging population with resources to find housing and services. Revise annually or as information changes (Starting 2024)Task 4.2: Add a list of Senior housing opportunities to the City's website and continue to update annually (Starting 2024)Action 5: Promote and provide water and energy conservation information to our residentsTask 5.1: Research programs for residents on water, solar and other energy conservation improvement programs to assist and ease the stress of high housing costs. Update annually or as needed (Starting 2024) (reported on 8/1/2024)Task 5.2: Promote these programs on the city's website and update biannually. (Starting 2024) (Reported on 8/1/2024)Action 6: Provide residents with a list of apartments with various accommodations.Task 6.1: 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 information to eligible residents.Task 7.1: Provide opportunities to offset rising housing costs and promote reinvestment in existing single family residential areas to MIH residents. Research opportunities on an annual basis. (Starting 2026)

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

B

Action 1: Increase or improve active transportation access to safe pedestrian infrastructure and access to nearby amenities like parks and schools.Task 1.2: Improve pedestrian and bike connectivity within mixed use areas and connect into the surrounding neighborhoods and amenities. Review connectivity needs annually. (Starting 2024) (Reported 8/1/2024)•A large number 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. We reported on this last year and throughout this reporting year, city staff have been evaluating and applying for grants that would assist filling our connectivity gaps, prioritizing areas that are close to schools, amenities and economic centers. Budget year 2025-26, the city council prioritized public assets and infrastructure by continuing to commit budget resources to the maintenance of city owned infrastructure including roads, storm drains, parks and major arterials. This year the city was committed to prioritizing filling in the sidewalk gaps on 2700 E from 3900 S to 4500 S. The priorities for this next fiscal year 2025-2026, we continue to focus on improving neighborhood accessibility. •The city applied for 6 transportation grants for projects in these areas to provide improvements for infrastructure to support the creation and preservation of MIH housing in the city, in addition to providing improved access for these residents. During the 2nd and 3rd quarters we submitted these grant applications. Three were submitted on 12/9/2024 to WFRC: WFRC STP/Highland Drive Reconstruction and Complete Street Project; WFRC CMAQ / I-215 Shared Use Path; WFRC CRP / I-215 Shared – Use Path; WFRC Road Safety Audit/Highland Drive from 3900 South to Arbor Lane – submitted 1/29/2025; UDOT TAP Sidewalk Fill-in on South Side of 5600 South from Highland Drive to Van Winkle Expressway – submitted on 4/30/2025; and UDOT Safe Sidewalks Program, Sidewalk Fill-in on North Side of 4500 South, Phase II – submitted on 4/30/2025. These submittals show our commitment to creating and improving transportation access and expanding infrastructure in our community by applying for assistance to help implement these projects.Task 1.3: Update our Bike and Trail Plan to show bike routes and public transit connections on and revisit on an annual basis. (Starting 2025)•During the 4th quarter, in response to recent legislative changes enacted through Utah HB 290 (Bike Lane Safety Amendments), city staff initiated a Bike Route and Signage Study on June 10, 2025. The purpose was to evaluate and catalog existing bike signage and designated routes within the city, ensuring alignment with the State's official definition of a "Bicycle Lane". City staff have also been mapping and assessing current bicycle infrastructure conditions and conducting a comprehensive field verification of existing bike network locations and notating any gaps in connections and appropriate signage that are missing along the various routes. •The resulting analysis provided an updated inventory of the city's bike routes and signage infrastructure. All findings were compiled and spatially mapped using ArcGIS Pro and uploaded to our city's website. These efforts are to ensure that we provide a safe opportunity to access nearby amenities, schools and workplaces.Task 1.4: Share links on the city's website on public transit connections and schedules. Update annually or as

needed. (Starting 2024)•During the 4th quarter, city staff uploaded all connection points and bike routes on the city's website for the community to reference. There are three downloadable maps and 1 interactive map that are available: Pedestrian Network Map; Bicycle Network Map; Transit Network Map; and a Transit Connections Look-up that has direct links to the transit schedules. By providing access to these maps, it assists in expanding access to transit connections. Providing links and access to these maps makes for a more walkable and pedestrian friendly community. Action 2: Research grants and participate in discussions with regional organizations to help fund infrastructure projects and rehabilitation. Task 2.1: 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).•The city applied for 6 infrastructure/transportation grants for projects in priority areas around the city to provide improvements on infrastructure to support the creation and preservation of MIH housing in the city, in addition to providing improved access for these residents. During the 2nd and 3rd quarters we submitted these grant applications. Three were submitted on 12/9/2024 to WFRC: WFRC STP/Highland Drive Reconstruction and Complete Street Project; WFRC CMAQ / I-215 Shared Use Path; WFRC CRP / I-215 Shared – Use Path; WFRC Road Safety Audit/Highland Drive from 3900 South to Arbor Lane – submitted 1/29/2025; UDOT TAP Sidewalk Fill-in on South Side of 5600 South from Highland Drive to Van Winkle Expressway – submitted on 4/30/2025; and UDOT Safe Sidewalks Program, Sidewalk Fill-in on North Side of 4500 South, Phase II – submitted on 4/30/2025. Task 2.2: 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) (Reported on 8/1/2024).•The city applied for 2 grants that would make a big impact on improving Highland Drive and creating a more complete street project, which would assist in it becoming more pedestrian friendly for our residents. Both grants were submitted to the WFRC, both in the second quarter. The grants were listed in Task 2.1. We have 2 of the busiest bus stops in the city on Highland. Improving Highland Drive and making it more pedestrian friendly will make a huge impact in it's use, especially with the economic centers along Highland and access for its employees. Task 2.3: Research and apply at least 1 grant annually for further infrastructure improvements like sidewalks and increasing safe routes to school and other destinations. (Starting 2024) (Reported on 8/1/2024)•The city applied for 2 grants to UDOT. One under their TAP program for Sidewalk Fill-in and 1 for UDOT's Safe Sidewalks Program. Both applications, if awarded, would support our efforts in making pedestrian travel safer and more connected. These grants would assist with school, work and amenity connectivity for our residents.

E

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 2.1: Monitor Quarterly ADU production (started 2023)•On a quarterly basis, city staff pulls a report on ADU applications submittals to see if the changes that we are implementing are making an impact and generating an easier process for the community. Since January 2025, city staff noticed a slight increase in applications for external ADU's after the ordinance adoption. This is encouraging and city staff will continue monitoring and tracking issues throughout the application process.Action 3: Evaluate the

Accessory Dwelling Unit (ADU) program citywide.Task 3.1: Monitor legislative changes annually to determine if further changes are required. (Starting 2024)•City staff meets regularly during legislative sessions to review bills that would have an impact on our city. This includes anything that involves housing and transportation. We have created an Excel spreadsheet that we notate on which bill we will follow, who will research and report on it to the city group, and provide any actions that need to be taken as a city. We do this on an annual basis starting in January and continue through the summer. Any bills that require us to revise our ADU ordinance will be initiated and implemented.Task 3.4: Quarterly Review and evaluate the code for revisions that may help streamline ADU development. (Starting 2024)•City staff continue to evaluate our ADU development and study alternatives to offer recommendations to the City Council on how we can streamline the process for ADU development. On September 9, 2024, the city council discussed proposed amendments to ADUs. There were four previous Council sessions that had been conducted on the proposed code amendment. This code amendment would create fewer restrictions around ADU development. Staff proposed revising the ordinance primarily for external ADU and converting existing accessory buildings to ADU. On. Nov. 7, 2024, City Council approved/passed Ordinance 2024-19, adopting title 13.14.031 – Accessory Dwelling Units. The ordinance became effective in January 2025 and staff noticed an increase in permit application in the last 6 months.

O

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 1.4: 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)•City staff on a biannual basis, review various programs that are offered through federal, state and local agencies and organizations. We research and collect the information and links that would be helpful for the community. The links and information are uploaded to the city's website and shared with the community to assist our low-to-moderate income households to lower housing costs for preservation and maintenance. By staying on top of what our partner agencies are offering we can provide key and timely information to our residents and developers. We also were able to find a partner, NeighborWorks Salt Lake, through this process of review. They will be our contractor to help administer our Housing Rehabilitation Program.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 2.1: Contact CDBG representatives to establish a relationship and get registered for their workshops for application. (Starting 2024) •On 8/1/2024 we reported that we established contact and a relationship with our Salt Lake County representative for this CDBG program. Since then, we understand that there have been some staff who have left. We continue to try to stay abreast of new staff so that we can continue building relationships and staying on top of changes and new programs. Task 2.2: Apply for CDBG grant funding, annually, to fund these programs. (Starting 2024)•The city applied for CDBG funds in Oct. 2024 to create a Housing Rehabilitation Program

for our low-to-moderate-income residents. The city applied for $220,000 and were recently notified in June 2025 that we were awarded these funds. The city is currently waiting for the interlocal agreement from the County before we can get started. •By applying for CDBG funds it will help the city provide a program for our low-to-moderate income homeowners. The city has limited funds and having these additional funds to help create this program will help implement this strategy. We are also using our Housing set-aside funds to help cover the fees associated with the loan applications.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 3.2: 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)•On a quarterly basis, city staff reviews the current programs that are listed on our website and make sure that they are still active. Staff also research new programs and resources that may be available from Federal, State, Local and Non-Profit organizations and connect our residents to them by posting links and contact information for them on our website. Programs and resources are what our residents look for when trying to maintain their home, especially for health and safety reasons. By sharing these resources, our residents are more aware of what is available to help lower their housing costs and preserve our low-to-moderate income housing stock.

X

Action 2: Apply for CDBG funds to create a Housing Rehabilitation Program or Neighborhood Improvement Program if awarded.Task 2.2: Create a Housing Rehabilitation Program with guidelines and application, revise annually if needed. (Starting 2025 if awarded grant)•Staff applied for CDBG funding and was awarded $220,000 for program year 2025-26. The city is working on executing a contract with NeighborWorks Salt Lake, a nonprofit organization, to administer this new Housing Rehabilitation program that will focus on assisting low-to-moderate income household owners in Holladay. Being able to partner with these types of agencies will assist the city, especially with a small staff and low capacity to run this type of program. We anticipate that this program will allow our low-to-moderate income households to maintain their homes and possibly mitigate potential health and safety risks. Due to inflation and high costs of materials, our disadvantaged homeowners have a hard time covering the costs to maintain their homes. Establishing these types of programs and making them available will provide an opportunity for them to complete necessary repairs to their homes.•This will be our first year offering this program to our residents. Anticipated program start is August/September 2025. We will use an In-Kind Match of city staff time (approximately 5 hours a week) to oversee the contractor (NeighborWorks) and assist with the marketing of the program. Processing the loans will have an estimated cost of $1,340 per loan. For the $200,000, we are planning to process 8 loans for up to $25,000. The processing fee for these loans will total $10,720. The city decided to cover this processing fee from redevelopment housing set-aside funds instead of having the homeowner pay the fee out of the loan funds. This will make it more accessible for these residents.Task 2.3: On an annual basis identify areas that qualify as eligible census tracts for

Moderate Income residents. (Starting 2024)•In July 2025, city staff pulled Census data on the census tracts and block groups that would qualify for this program. We are now aware of the areas around the city to focus our marketing efforts on to encourage residents to apply for these funds. These funds will assist with health and safety repair and preserve sustainable living conditions of our existing moderate income housing stock. Action 3: Promote Fair HousingTask 3.1: 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) (Reported on 8/1/2024)•The city continues to promote fair housing practices on our city's website. All links and information on agencies that offer fair housing services are available and revised as needed. City staff reviewed the listings but report no changes this reporting year.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

B

There were no land use decisions needed to implement this strategy.

E

An ADU ordinance revision passed in November 2024 by the City Council. It became effective in Jan. 2025 and ADU permits submittals increased in the last 6 months from 5 to 9.

O

No land use decisions were needed to implement this strategy.

X

No land use decision as used to implement this strategy.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

B

Costs associated with these infrastructure projects are a significant barrier. Inflation has caused the prices for construction to increase dramatically. Grants to help cover a portion of the cost is what we hope for to help implement these projects. If we are not successful in obtaining a grant to aid in funding a project, it would become a barrier to implement this strategy.

E
Concerns about setbacks and loss of privacy were fears from the community during the various public hearings and meetings.

O
The barrier is keeping up with staff transition for various funding organizations and waiting to hear back on award, process and contracts. This adds to the delay of implementing these programs that are so important for our low-to-moderate income residents.

X
There is a lot of data to analyze and evaluate and research. Time is a barrier to make sure that we have accurate and timely data for our residents to utilize and make the best decisions.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

B
The community has been in favor of these projects as proposed. There is some discontent when projects get under way with travel delays due to road closures and travel interruptions. More noticing is planned to avoid the significant impacts.

E
With the revision of the ADU ordinance, the city has received new permit applications and there has been an increase in external ADU permits

O
Residents are slowly realizing that our city's website is a good source for resources. This year, staff has received approximately 13 calls with questions on the resources listed and asking for more energy efficiency and water resources. They've asked to be added to a waitlist if available for any housing rehabilitation programs. Staff have shared that they need to visit the city's website on a quarterly basis for new resources. We do not currently have a waitlist but will consider it as we move forward with our new Housing Rehabilitation Program.

X
As of the fourth quarter in this reporting period, the community is interested in what we are posting on our website and excited to see the number of resources that are available. This year our department has received 13 calls on new opportunities that were listed under our Housing & Community Resources webpage.

7. **Links to supporting documentation** *(Optional)*

B

E

O

X

Attachment to supporting documentation *(Optional)*

B

E

O

X

FEEDBACK & 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,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 does a very good job of getting information out to the municipalities.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Hooper city

Who is filling out this report?
Malcolm Jenkins
City Planner
mjenkins@hoopercity.gov
385-423-7055

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://docs.google.com/document/d/1taBhLZGe_s_jM7wz7btOoFz0SxHKzdtA/edit?usp=sharing&ouid=104481467816891115360&rtpof=true&sd=true

Link to general plan, moderate income housing element:
https://drive.google.com/file/d/1adQlCnANyhj503zBlZyL7fTIbrY4agYF/view?usp=sharing

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Future Land Use Map:
https://www.hoopercity.gov/_files/ugd/3006e8_c99031d95d3345b18e27b98e14116954.pdf
Current Land Use Map:
https://www.hoopercity.gov/_files/ugd/3006e8_9c7c2af4cd534bbebdd530bd21c7fa8f.pdf Base Zone Regulations: https://hooper.municipa

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 The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
6047

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.
1045

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.**
5002

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.**
2952

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 Hooper City is the cost of infrastructure to service raw land. Of the 6047 total entitled units 3095 units do not have sewer available. Hooper City created a Master Sewer Plan to service these units but the cost of the required lift stations is prohibitive. The City's most recent estimate for a sewer lift station was in 2024 and the cost is just under $2 million dollars to construct.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
6047 entitled residential units represents all undeveloped property that is zoned residential. The current residential zoning was applied and 20 percent of the total area was reduced for streets. 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 Agricultural Protection overlay zone. The same 20 percent reduction was made and the total of 1045 units was include in the 6047 entitled

residential units. The difference of 6047 entitled residential units and 1045 units is 5002 and is the answer for question 3. Only entitled residential units that have gone through the City's subdivision process will have provided will serve letters. However, it is assumed that 2952 units of our entitled residential units are fully serviceable. The limiting factor for the remaining 3095 units is the absence of sewer.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
15: Hooper City only counts detached accessory dwelling units.
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
5

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

E

F

G

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

The Implementation Plan for Strategy E outlines the following planned actions between August 1, 2024, and July 31, 2025:Conduct an annual review of zoning ordinances and regulations related to internal and detached accessory dwelling units (ADUs).Evaluate the effectiveness of existing ADU regulations, including size limitations and permitting procedures.Gather community feedback to inform potential refinements to the ordinance.Identify and recommend zoning or process changes that support the development of ADUs as a tool for increasing housing options and affordability.

F

According to the Implementation Plan for this strategy, the city planned to take the following actions between August 1, 2024, and July 31, 2025:Conduct an annual review of zoning within designated commercial and employment centers.Evaluate opportunities for higher-density development to support mixed-use projects.Continue coordination efforts with developers to identify infrastructure needs and opportunities for partnership, particularly related to sewer service.

G

The Implementation Plan for Strategy G identifies several key actions to be completed or advanced between August 1, 2024, and July 31, 2025. These include:Working to provide sewer service to areas zoned R2 and R3Annual review of Chapter 2 and city code for residential zoning

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E

The Implementation Plan for Strategy E requires Hooper City to conduct an annual review of zoning ordinances and regulations related to internal or detached accessory dwelling units (ADUs). During the current reporting period, the Planning Commission completed its review and recommended an increase to the maximum allowable size of ADUs. The intent of this recommendation is to expand the City's housing stock and reduce regulatory barriers for residents interested in establishing an ADU on their property. Given the larger than average home and lot sizes in Hooper, increasing the size limit is expected to generate more applicants for ADUs, thereby supporting greater housing flexibility and affordability within the community.Following the adoption of Ordinances 2024-03 and 2024-04 in the previous reporting period, staff gathered and reviewed public feedback related to the updated ADU regulations. This input informed internal evaluations of the permitting process and led staff to propose improvements to the Planning Commission and City Council. One outcome of this review was the recommendation to increase the allowable size of ADUs in Hooper, based on both community feedback and ongoing monitoring by staff.

F

On April 10, 2025, the Planning Commission recommended approval of a rezone request to support a major mixed-use development, combining commercial and residential uses. The decision would change the zoning from 0.75-acre lots to a density of six units per acre. Following this action, two additional work meetings between the City Council and the developer were held - one on May 27, 2025 and the second on June 17, 2025. Additionally, a fiscal impact report was completed for the recommended project by LRB and may be used by the city to inform future planning and infrastructure investment decisions related to this area. The fiscal impact study included the participation of the City in the required sewer lift station by means of a CRA. The City has worked with Weber County and had multiple trainings on the creation of CRA districts to help overcome infrastructure obstacles highlighted earlier is this report. These effort aligns with the city's implementation plan, which calls for annual zoning reviews in commercial and employment centers and continued expansion of sewer infrastructure in these areas. The city anticipates that this development will help facilitate the extension of sewer service to this region.

G

The Planning Commission and City Council are considering the adoption of a new R-6 zoning designation to allow for mixed-use development near commercial and employment centers. During the reporting period, Hooper City applied for and received funding from the Wasatch Front Regional Council's Transportation and Land Use Connection (TLC) program to update its General Plan and review zoning standards to better support ongoing and proposed development projects.To further build planning capacity, the city hired a full-time city planner, a newly established position, to support long-term, sustainable planning practices. Additionally,

Hooper secured a Utah Outdoor Recreation Grant to evaluate and update park standards within the city code, including improvements to the city's greenspace requirements.Similar to the second strategy, Hooper's Planning Commission also recommended approval of a rezone request that would shift 0.75-acre lots to 6 units per acre in a proposed commercial and mixed use development project.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E

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.

F

The Planning Commission recommended approval of a rezone request to support a major mixed use development project that includes commercial and residential mixed uses.

G

No other land use regulations or decisions have been made between August 1, 2024 and July 31, 2025 relating to this strategy.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E

City staff recognized that, given the larger average home and lot size in Hooper, the previously adopted maximum ADU size was insufficient to meet the needs of many residents interested in establishing an ADU. In response, the Planning Commission recommended increasing the allowable ADU size. The City will continue to monitor community needs and evaluate opportunities to further refine the ADU ordinance.

F

One barrier encountered during the implementation of this strategy was the lack of existing sewer infrastructure in the area targeted for the mixed-use development project. The absence of sewer service created uncertainty around project feasibility and required additional coordination between the city, developer, and utility providers to explore viable solutions. This infrastructure gap has the potential to delay development timelines and increase upfront costs for both the city

and the developer.The city held two work meetings with the developer (on May 27 and June 17, 2025) to identify potential options for extending sewer service to the project area. These discussions are ongoing and have informed preliminary planning for future capital investments. The city also completed a fiscal impact report through LRB, which may help guide infrastructure funding decisions and prioritization moving forward.At this time, no changes to the implementation plan have been made. However, if securing infrastructure funding or coordination with service providers continues to delay progress, the city may revisit the timeline or consider phasing the development to align with available capacity.

G

The city is continuing to seek alternative funding, grants, and technical assistance programs to help identify and overcome barriers to development (like the WFRC TLC program and the Utah Outdoor Recreation grant).

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

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. In 2025 the City permitted 5 additional ADU permits. With the increased ADU size now being considered, the city believes additional permits may be issued in response to the reduced regulations.

F

The April 2025 rezone recommendation will allow an increase from 0.75-acre lots to six units per acre. This will increase total entitled units in the project area from 52 to 117 and also add a large commercial development to support the increased growth. This change is expected to support both moderate income housing production and broader economic activity in the area.

G

The City has had interest in rezoning by developers and has actively pursued these applications. All of these efforts are helpful as we take the market demand indicators and use them to help with our general plan update this coming year.

7. **Links to supporting documentation** *(Optional)*

E

None

F

None

G

None

Attachment to supporting documentation *(Optional)*

E

F

G

FEEDBACK & 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,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)*

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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
4356352811

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.cityofhurricane.com/DocumentCenter/View/2048

Link to general plan, moderate income housing element:
https://www.cityofhurricane.com/DocumentCenter/View/2048

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
February 20th, 2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
12668 through development agreements

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.
4154 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 37,647 units that have not been developed

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 3337 lots with signed construction drawings that do not have building permits, of which 2105 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 geographically expansive and largely undeveloped municipality. Several lava ridges running north-south through the City often preclude efficient delivery of services from existing areas. The City has approved several large-scale developments on the community's outskirts; however, infrastructure limitations are impeding progress. In particular, the southern portion of the city lacks sufficient electrical power capacity, which is currently stalling development in that area. Even projects in other parts of the city may be delayed due to the extensive off-site infrastructure improvements required to support new growth. Additionally, much of the land within Hurricane City is characterized by challenging geotechnical conditions, including lava rock and collapsible soils, both of which significantly increase the cost and complexity of development.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, 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 lots within Public Infrastructure Districts + development agreement lots + preliminary platted lots + final plated lots without a building permit and that number for Hurricane is 26,904

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
226

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
33

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
28

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
N/A

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

E
V
M
X
J

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

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.

V

Create a downtown overlay zone that preserves historic housing types and promotes multifamily dwellings at scale with existing development.

M

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.

X

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

J

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. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E

As we have archived and digitized older house plans (pre-2020) we have been keeping track of ADUs to have a better sense on the number of ADUs within the City. Staff has begun the work of reducing the required setbacks for detached ADUs and allowing them in front of the main house. This allows the potential for ADUs on more lots. An ordinance was drafted and presented to the Planning Commission on June 12th, 2025 with a public notice and public hearing. On June 26th, 2025 the Planning Commission requested heavy revisions which staff is currently working through.

V

Staff had prepared a contract to initiate the development of a downtown overlay zone by hiring a consultant to assist with drafting the code language and design standards. However, on January 16, 2025, the Council decided not to proceed with that option and directed staff to complete the entire project in-house. Staff has since begun developing the design standards and code language internally but has not yet initiated presentations to the Planning Commission.

M

On October 17, 2024, the City Council approved the Civic Center Master Plan, which will guide the development of approximately 20 acres of city-owned property near the existing city offices. The plan includes 3 acres designated for 22 small-lot single-family homes and 6 acres allocated for 180 units of workforce housing. The use of publicly owned land to support moderate-income housing is a key component of the plan and is actively being incorporated into the development strategy.

X

Beginning in September 2024, the City initiated an evaluation of transient lodging facilities within commercially zoned areas. The primary goal of the proposed ordinance change was to preserve commercially zoned land for more economically productive and less tourist-oriented commercial uses. A secondary objective was to protect naturally occurring affordable housing within the historic downtown area—much of which consists of older housing stock that, under previous regulations, could have been converted to short-term rentals by right.The Planning Commission recommended approval of the ordinance change on November 14, 2024. Subsequently, on

November 21, 2024, the City Council adopted Ordinance 2024-14, which prohibits new vacation rentals in commercial zones.

J
Staff has been actively researching and discussing the potential implementation of a Transfer of Development Rights (TDR) program, with the goal of drafting an ordinance in the near future. The intent of the program is to facilitate the development of affordable housing units while preserving valuable open space and agricultural land.On June 12, 2025, staff presented an overview of the proposed TDR program to the Planning Commission. The Commission expressed general support for the concept, recognizing its potential to incentivize moderate-income housing development while protecting existing open space and agricultural resources.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E
No decisions made this year

V
None have been completed this year, but we anticipate completing the project next year as outlined in our implementation plan.

M
On October 17, 2024, the City Council approved the Civic Center Master Plan, which will guide the development of approximately 20 acres of city-owned property near the existing city offices. The plan includes provisions for small-lot single-family homes and workforce housing. While the master plan does not provide detailed implementation strategies, it introduces the potential use of a land trust program. Initial feedback from the City Council indicates support for exploring this option, particularly for the single-family housing component.

X
On November 21, 2024, the City Council adopted Ordinance 2024-14, which prohibits the conversion of naturally occurring affordable housing within the historic downtown’s commercial and mixed-use areas into short-term rentals.

J
None this year. Staff is hoping to have an ordinance ready this upcoming year.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E

Staff time to complete needed ordinance revisions and record archiving.

V

The City Council's decision to reduce the budget for this item presented an unexpected obstacle and has significantly slowed the process. While this may result in a longer timeline than originally anticipated, staff remains confident that the goal can still be accomplished by the end of 2025, as outlined in the implementation plan.

M

There has been pushback from the community at large, and the final implementation of the plan may be different than what is presented in the plan.

X

No major barriers to report. The Planning Commission had concerns with how this may affect redevelopment efforts within the downtown.

J

While City leadership is supportive of the proposal, these types of programs require significant amounts of staff time which, with other projects taking priority, means that progress on drafting and implementing the ordinance has been delayed. Staff is hoping to have a draft ordinance prepared for Planning Commission review in Q4 of 2025.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

33 new ADU permits this year. Staff is aware of several properties that will be eligible to build new ADUs once we approve the new ordinance so that is expected.

V

We believe that once this strategy is implemented, it will prompt a market response, as our historic downtown is currently underdeveloped. Allowing new housing typologies is expected to support and encourage redevelopment in the area.

M
We have heard from several developers who have expressed interest in partnering with the City to develop affordable housing projects on this property.

X
There are no concrete outcomes to report at this time, as this ordinance was adopted relatively recently. However, staff has engaged in preliminary discussions with developers regarding at least two properties where long-term rental development is now being considered on properties that, under prior regulations, may have been rezoned for short-term rental use.

J
None yet.

7. **Links to supporting documentation** *(Optional)*

E
https://www.utah.gov/pmn/sitemap/notice/999123.html
https://www.utah.gov/pmn/sitemap/notice/999123.html

V

M

X

J

Attachment to supporting documentation *(Optional)*

E

V

M
F_3ktEokiF8sXUSmU
241013_HCC Master Plan (1).pdf
13416500
application/pdf

X
F_3lDJdUaUp1L32oO
Ordinance 2024-14 Amending Title 10%2C Chapters 3%2C 15%2C and 51 regarding transient Lodging in Commercial Zones.pdf
1639497
application/pdf

J
F_6RrTLuIRidyQphL
Transfer of development rights.pptx
1364060
application/vnd.openxmlformats-officedocument.presentationml.presentation

FEEDBACK & 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.,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)*

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Hyde Park city

Who is filling out this report?
Machael Layton
City Planner
machael.l@hpcutah.gov
435-563-6507

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.utah.gov/pmn/files/1001901.docx

Link to general plan, moderate income housing element:
https://hosting.civiclinq.com/hydeparkut/books/general-plan/4

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://gis.cachecounty.gov/

When did the last zoning map or text amendment occur?
26-Mar-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
805

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.**
142

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.**
49

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.
Construction costs, fees and costs for infrastructure.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
Hyde Park does not have overlay zones in the land use code. Barrier data was provided by developers.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
do not track

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, 2024 and July 31, 2025:
1

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
N/A, City does not track rentals unless a STR

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A

F

W

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

The implementation plan in the MIH section of our general plan includes reporting the status of moderate income housing in Hyde Park to the Planning Commission and City Council twice a year to evaluate how well the plan is working. This report was delivered in December of 2024 and July of 2025.

F

The implementation plan in the MIH section of our general plan includes reporting the status of moderate income housing in Hyde Park to the Planning Commission and City Council twice a year to evaluate how well the plan is working. This report was delivered in December of 2024 and July of 2025.

W

The moderate income housing element of Hyde Park City's General Plan includes strategy "W" with the wording from the previous version of State Statues on MIH; which correlates to current strategy "V" after the most recent update to the statute. The implementation plan in the MIH section of our general plan includes reporting the status of moderate income housing in Hyde Park to the Planning Commission and City Council twice a year to evaluate how well the plan is working. This report was delivered in December of 2024 and July of 2025.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Planning staff compiled the number of rezones applied for and approved, and anticipated units resulting from the rezones. Planning staff wrote an updated report about the status of the rezones in Hyde Park and presented this report to both the Planning Commission and City Council at a regularly scheduled meeting in December of 2024 and July of 2025. A joint MIH workshop was held in January 2025 with both bodies to discuss new ideas and options being proposed in the upcoming legislative session. These actions fulfill the requirements set forth in our general plan to guide evaluating our ordinances for needed revisions.

F

Planning staff compiled the number of rezones applied for and approved, and anticipated units resulting from the rezones. Planning staff wrote an updated report about the status of the rezones in Hyde Park and presented this report to both the Planning Commission and City Council at a regularly scheduled meeting in December of 2024 and July of 2025. A joint MIH workshop was held in January 2025 with both bodies to discuss new ideas and options being proposed in the upcoming legislative session. These actions fulfill the requirements set forth in our general plan to guide evaluating our ordinances for needed revisions.

W

Planning staff compiled the number of rezones applied for and approved, and anticipated units resulting from the rezones. Planning staff wrote an updated report about the status of the rezones in Hyde Park and presented this report to both the Planning Commission and City Council at a regularly scheduled meeting in December of 2024 and July of 2025. A joint MIH workshop was held in January 2025 with both bodies to discuss new ideas and options being proposed in the upcoming legislative session. These actions fulfill the requirements set forth in our general plan to guide evaluating our ordinances for needed revisions.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

There are several Development Agreements under review for projects in the Mixed Use and Residential Transitional Zones which may lead to the production of moderate income housing.

F

In March of 2025 the City Council approved an 18 acre lot for rezone to the Mixed Use zone which allows for higher density in and commercial use near a commercial center.

W

In January of 2025 Hyde Park held a joint workshop with the Planning Commission and City Council to discuss the Moderate Income Housing Plan and what amendments to the Residential Transition Zone may be needed. Changing strategies was discussed with the knowledge that an amendment to the General Plan would be needed to do that.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

None.

F

None.

W

None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

It is too soon to tell.

F

The owner of the rezoned parcel is discussing a large mixed-use development. No formal application has been submitted yet.

W

No movement in rezones to the RT zone.

7. **Links to supporting documentation** *(Optional)*

A

F

W

Attachment to supporting documentation *(Optional)*

A

F

F_2TCeJOvNLmfEbiN
Hyde Park City Council Meeting 3.26.25.docx
162036
application/vnd.openxmlformats-officedocument.wordprocessingml.document

W

F_2zNjPLjVW7IrFoq
Hyde Park City Council %26 Planning Commission Workshop 1.29.25.docx
159539
application/vnd.openxmlformats-officedocument.wordprocessingml.document

FEEDBACK & 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,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)*

Hyde Park City would like guidance on how to modify our MIH general plan element with strategy changes without compromising our standing and causing delay or incorrectness/noncompliance in our next report.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Hyrum city

Who is filling out this report?
Tony Ekins
City Planner
tony.ekins@hyrumcity.gov
4352456033

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://library.municode.com/ut/hyrum/munidocs/munidocs?nodeId=46075f8692bbd

Link to general plan, moderate income housing element:
https://www.hyrumcity.gov/sites/default/files/fileattachments/planning_zoning_amp_building/page/4506/2023_hyrum-city-general-plan.pdf (PDF Pages 67-69)

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded on June 25, 2025

When did the last zoning map or text amendment occur?
11-Feb-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
183 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 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.**
134 single family and 49 townhomes 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.**
66 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.
There are minimal barriers to developing the data provided above for single-family detached residential units. There are significant barriers when developing planned unit developments for residential units, primarily public concerns regarding products proposed by developers and unwillingness to develop balanced ratios of amenities for increased density such as limiting open space amenities to unusable areas such as wetlands and storm water management areas of the parcel.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
The data was collected by a combination of internal land use and zoning clearance applications and external housing stock data provided by Cache County Geographical Information Systems.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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 Accessory Dwelling Units
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
0 Accessory Dwelling Units

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
0 Accessory Dwelling Units

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0 Accessory Dwelling Units

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

F
A
E
G
I

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

F

This strategy is implemented into the City's Moderate Income Housing General Plan and City Code to provide provisions for higher density developments in commercial areas along transit corridors. This strategy is ongoing and evaluated every 12 months. The most common implementation the City receives from this strategy is the interest by developers to potentially combine planned unit developments with mixed use zones.

A

This strategy is implemented into the City's Moderate Income Housing General Plan and City Code to implement moderate income housing opportunities through planned unit developments. This provision is evaluated every 12 months. During the current MIHP reporting period, this provision has proved to attract several optional moderate income housing developments, and this is demonstrated in other moderate income housing strategies the City is reporting in 2025. In addition, as stated in the City's 2024 MIHP report, the City was in the process of preparing a Request for Proposals to seek qualified firms that can provide professional services to update the City's General Plan update to assist in addressing density zoning and implement moderate income housing strategies.

E
This strategy is implemented into the City's Moderate Income Housing General Plan and City Code to provide provisions for ADU's. This strategy is ongoing and the number of ADUs and zoning provisions are evaluated every 12 months.

G
This strategy is implemented into the City's Moderate Income Housing General Plan and City Code to provide provisions for higher density developments in commercial areas along transit corridors. This strategy is ongoing and is evaluated every 12 months.

I
This strategy is implemented into the City's Moderate Income Housing General Plan and City Code to allow for single room occupancy in commercial zones. The strategy is ongoing. The availability and usage of single room developments are evaluated every 12 months.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

F
In March 2025, the City Council and Planning Commission conducted a joint public meeting to hear input from the applicant representing the concept plan. The overall development summary includes 328 for-rent apartments and townhomes, 146 for-sale townhomes, 132 single-family detached residential units, and 17 active adult single-family detached residential units. The long-range plan for the development includes expanding an additional 80-acres to abut a state highway with future commercial use with potential to include mixed-use with commercial on the mail lever and residential units on upper levels.

A
On February 27, 2025, the City Council approved a $77,400 contract with a General Plan consultant to evaluate the General Plan zoning districts and current zoning map districts. These future findings will assist the City in determining rezoning for densities to facilitate the production of moderate-income housing. At this time, the consultant has prepared and published an online General Plan Update Survey for that to the public to collect citizens input, and the City will be conducting its first General Plan Open House on August 13, 2025. Additional actions taken to support the implementation of this strategy to facilitate this strategy and the General Plan update includes a $89,000 Transportation Master Plan & Transportation Capital Facilities Plan, $197,000 Water Master Plan, $92,000.00 Waster Water Master Plan, and $9,900 City Power Capital Plan Report and System Model Analysis.

E
Hyrum City set a goal to review the overall ADUs permitting and zoning provisions since the previous reporting period. The City improved the recording keeping of ADUs by databasing ADU locations by property owner, address location and utility billing in an effort to manage the locations and zoning areas. In addition, staff set a goal to review the current ADU ordinance and consider permitting external ADUs in single-family zones

G
This strategy attracted the attention of a property owner that has 20 acres of developable property in a commercial zone that abuts two state highways. The property also abuts a mix of existing apartments and single-family residential. While working through the discovery and findings phase with the developer, the property has potential to transition from the single-family zone with an additional area for new single-family. Once the new single-family buffers the existing single-family, the development has the potential to expand into higher residential densities as a planned unit development then transition into a mixed-use designation with commercial and/or commercial on the main level and additional residential units above, all of which can support competitive residential pricing options for diverse income levels.

I
During the 2025 MIHP reporting period the City received a land use application in a commercial zone that included two buildings: 2,100 sq. ft. and 1,950 sq. ft., with main level commercial uses and a total of 13 upper-level single and double-bed residential units.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

F
No land use regulations have been made. A continuation for land use decision was made pending a traffic study and findings of the general plan update process.

A
No land use regulation or land use decision has been made. Following a second open house (date to be determined) the City is expecting to see proposed land use regulations or decisions made to the General Plan for the update, including zoning and rezoning strategies to support Moderate Income Housing.

E
No land use regulations or decisions have been made at this time. Staff is currently examining the City's detached accessory structure regulations in single-family zones as these types of structures, by scale and location are similar.

G
No land use regulation or land use decision has been made. The property owner is currently preparing and coordinating due diligence at this time. Any land use regulations are available through this strategy.

I
The City Council approved the land use application based on the permitted use regulations in the commercial zone which allow Mixed Use Commercial combinations of commercial on the main level and residential units on the upper level.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

F
The concept plan demonstrated the barriers and needs for future infrastructure such as utilities and roads. Currently, the most accessible roadway to the development is off a state road corridor that is shared with a high school, elementary school, City park and developed residential lots.

A
The City did not receive as many requests for proposals as they were expecting. The requests for proposals were publicly noticed per State and City policy.

E
Staff is finding that many of the single-family properties on smaller lots throughout the City limits already have detached accessory structures in rear yards which may limit building areas for additional detached accessory dwelling units. Another barrier at this time includes the minimum setbacks for detached structures in rear yards such as fire separation requirements for habitable structures when placed near property lines and other detached accessory structures. Currently all detached accessory structures are permitted to be up to 1 foot from the rear and rear side yard property lines and be no more than one (1) story in height.

G
No barriers have been encountered at this time. All utility infrastructure is available to the development.

I
The application received opposition from the abutting properties and surrounding neighborhood due to the impact of the development and the potential nature of the residential components.

The upper levels of each building received approval for residential units with a provision to be treated as hotel-style short-term rentals.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

F

There are no responses at this time to report. However, the for-rent apartments and townhomes rental community is envisioned to support housing affordability with competitive pricing to offer options for diverse income levels. The overall concept proposal as demonstrated at this time has the potential to permit 623 residential units

A

There are no responses at this time. It is the intent of the General Plan to identify zoning areas to support residential moderate income housing units within the City limits while exploring areas within the annexation boundaries.

E

If external ADUs become an option within the City limits, the City can expect the market to increase permitted ADU residential units.

G

There are no responses at this time to report. Any future residential units can be permitted.

I

Following the City Council’s approval for the mixed-use development, the applicant marketed the land use approval for sale at a price of $550,000 for a buyer to take over the development. The residential components on the upper level are marketed as either residential or short-term rentals. The initial concept for the application requested 13 residential units.

7. **Links to supporting documentation** *(Optional)*

F

A
https://www.hyrumcity.gov/building/page/general-plan-update-open-house

E
https://hyrum.municipalcodeonline.com/book?type=ordinances#name=17.28.075_Dwelling_Two-Family_Accessory_Apartment

G

I
https://www.utahrealestate.com/2095591

Attachment to supporting documentation *(Optional)*

F
F_22LkUyXmV4kDGUY
Strategy F - Long Range.jpg
135166
image/jpeg

A

E

G
F_1IyshkG340oPAnt
Strategy G - Subject Property.jpg
153299
image/jpeg

I

FEEDBACK & 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,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)*

Impact Fees have a lot to do with affordability in building in Cities. Hyrum's generous impact fees are at a rate that are affordable when compared to other Cities in the area. It would be helpful to demonstrate Hyrum City's effort in that regards to compliance with the MIHP.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Iron County

Who is filling out this report?
Terry Palmer
Building Official Zoning Administrator
tpalmer@ironcountyut.gov
435-865-5350

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://library.municode.com/ut/iron_county/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.36GEREPRDEST_17.36.300R4ZODIST

Link to general plan, moderate income housing element:
https://library.municode.com/ut/iron_county/codes/code_of_ordinances?nodeId=TIT16SU_CH16.23PESUOP

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://experience.arcgis.com/experience/d67c20dfbd3d45c7b9124924b51a5d58

When did the last zoning map or text amendment occur?
25-Apr

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
2492

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.
4128

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.**
8048

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.**
69

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.
Out of the early 8000 lots many were developed in the 1960's 70's and 80's. They were created on paper only. NO water, power, streets, sewer or infrastructure. Water rights are not even available to most of them. The cost to develop is not feasible.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
These lots are to far from or do not have the infrastructure close by to make it feasible. Most of these lots are 30 plus miles from the services needed for affordable housing options. They are legal lots of record which could be built on if the infrastructure was in place.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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

We have not had a method to track ADU's. We have worked with our permit software developer and they have added the option to track new ADU's and remodels turned into ADU's

Total known number of Accessory Dwelling Units recorded as of the report submission date:
30 maybe more.
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
30

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
Iron County does not require a business license for ADU's

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
N/A Iron County only requires business license for short term rentals

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A

F

V

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

The Iron County planning commission and Iron County commissioners approved the first phase of a R4K subdivision which has 54 lots. A final plat was recorded and construction has begun. Iron County has also approved a preliminary plat for another R4K subdivision, now waiting for the developer and owner to get the final plat ready for approval. R4K is minimum 4000 square foot, whereas before Iron County required one half acre lots for development.

F

The performance subdivision does allow for up to six dwelling units per acre if the developer follows the requirement of the subdivision ordinance. The performance subdivision can be developed in the R-1/2 acre zone. This has the option for smaller lots, and would allow for higher density housing (Townhouses)as long as it is on a public water system and a public sewer system.

V

In ordinance 17.36.320 it allows for up to 35% of the dwelling units in an R4K subdivision to be rentals. We have our first R4K subdivision being built now, which gives them the option to have rental units. We feel that the 35% rental option is not to restrictive. We do not know how or if the developer will use this at this point. But, it gives them the option.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

With the approval of the R4K subdivision it is allowing the lots to be developed at 4000 square feet, hopefully this will make it more economical to build. We have issued building permits for ten dwellings units to be constructed. This is the first development to start construction since the moderate income housing program being implemented. Hopefully this will translate to moderate income housing starts in Iron County.

F

There have been no development using the performance subdivision option. The ones we have seen are using the R4K option.

V

The Iron County commissioners have approved the first R4K subdivision and a preliminary plat for a second R4K subdivision. With these started we know that the interest is out there and developers are looking at the option.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

We have phase one of one R4K subdivision recorded and a second subdivision that has a preliminary plat approved. There are others looking into this option.This will allow them to build higher density housing(Townhouses)

F

NONE

V

The Iron County commissioners have approved the first R4K subdivision and a preliminary plat for a second R4K subdivision. With these started we know that the interest is out there and developers are looking at the option.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

The biggest concerns are with the surrounding neighbors, they bought out in the county because they did not want the high density housing, they wanted rural country living. Infrastructure is a concern, we have not had high density housing out in the rural county will it handle it, the roads are a concern with the higher congestions. In ALL of the public hearings the public state that the rural county is NOT the place for high density housing.

F

NONE

V

The public is stating that the rural county is NOT the location for high density housing. The roads can not handle the increased traffic. There are still concerns about the infrastructure handling the increased people and demand.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

This is the first of the subdivisions to start under the requirements for the moderate income housing. So, there is no market reports or studies done at this point.

F

N/A

V

No response at this time. Just started first high density housing development.

7. **Links to supporting documentation** *(Optional)*

A

F

V

Attachment to supporting documentation *(Optional)*

A

F

V

FEEDBACK & 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,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)*

Please make things clearer to understand, it seems that a lot of the questions are redundant. Everyone needs to be on the same page when questions are asked

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Ivins city

Who is filling out this report?
Rob Dalley
Building and Zoning Administrator
rdalley@ivinsutah.gov
435-634-9753

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://ivinsutah.gov/wp-content/uploads/2025/01/2024-19-Adopting-Revisions-to-the-Goals-Strategies-section-of-Moderate-Income-Housing-Plan.pdf

Link to general plan, moderate income housing element:
https://ivinsutah.gov/wp-content/uploads/2024/11/GeneralPlan-2024-Final.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

A
S
E

For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

A

Goal (A) Ivins City has completed the General plan as of October 2024 The next step is reviewing the Land Use Plan. The land use plan establishing areas that may be suitable for certain densities and use. When the Land use plan is reviewed it gives the City Council an opportunity to designate property that with a development partner may be suitable for the density that would accommodateIt directs developers to areas in the City that they could look to when they are interested in a high-density use. The land use plan gives guidance to where a high-density zone should be requested. The moderate-income housing task force was created in 2024. Working in tandem with the Planning Commission and City Council, The task force will identify and designate property(s) that could accommodate affordable housing. The Ivins City Council has already rezoned approximately 120 acres of SITLA owned property from Low Density Residential to multi-family residential and resort commercial that allowed for a variety of housing types. Ivins City requires a partner in development to request a zone change because we do not own any land. Milestone (3) time frame is when an application is presented The Planning Commission and City Council will assess. The goal is in conjunction with our land use

plan by which we will approve higher densities that will make housing more affordable. Milestones (I) Review General plan Milestone: Completed December 2025(2) Review Land Use Plan Milestone: December 2025(3) Rezone Properties: 2022-2026We have re-zoned 6 properties since January 1, 2025. 1) From RA-1 to R1-7.52)From RA-1 to R1-7.53)From 1 Acre to RE-154)From HDR to Residential Multi Family5)From R-1- 7.5 to MDR6)From RA-1 to R-1-5

S

Goal (S) Ivins City has reviewed and looked closely at Commercial Mixed use as a strategy and found that without a development partner This strategy would have little to no effect on moderate income housing. We have decided to change strategies. Milestone (1) As we complete impact fee studies, these fees will be assessed only on the primary structure and not the external accessory dwelling unit. It is our goal to complete a minimum of 1 impact fee study by the end of each calendar year starting in 2025. There are 6 impact fee studies, and we try to revise them every five years. The goal is to clarify in each impact fee study as they are adopted that impact fees will not be charged for detached ADU's. The impact fee is acknowledged but the cost is not passed on to detached accessory uses. We will also eliminate impact fees by statute in the ADU ordinance.Milestones:(1)Review Impact Fees: December AnnuallySewer Impact Study Completed and approved by City Council on 7-17-2025. Stating that No Impact fees will be charged for ADUs.(2)Complete a review and enact a new ADU ordinance: December 2025This ordinance has been drafted and approved by City Council on 7-17-2025.https://ivinsutah.gov/wp-content/uploads/2025/01/2024-19-Adopting-Revisions-to-the-Goals-Strategies-section-of-Moderate-Income-Housing-Plan.pdfSewer Impact Plan Approved by Ivins City Council, July 17, 2025https://ivins.granicus.com/MetaViewer.php?view_id=2&clip_id=2219&meta_id=199794

E

Copy and Paste the following:We have amended the Ivins City Zoning Ordinance to comply with Utah State law also expanded property rights that included the ability to have detached ADU's. We have removed recorded actions against properties that have casita agreements that limited rental of ADU's, We have completed the general plan. We are currently at the Planning Commission reviewing the ADU detached structure ordinance. Each year starting in 2025 we will educate the public in our City newsletter in the 4th quarter.Milestones:(1)Review General Plan: This has been completed.(2)Remove recorded Casita Agreements: This has been completed(3)Complete a review and enact a new ADU ordinance: December 2025This has been completed and approved by City Council on 7-17-2025.https://ivinsutah.gov/wp-content/uploads/2025/01/2024-19-Adopting-Revisions-to-the-Goals-Strategies-section-of-Moderate-Income-Housing-Plan.pdf(4)Educate the community on ADUs: 4th quarter NewsletterInstead of just a newsletter article, we have scheduled an Ivins City “Talk About” (Town Hall meeting) on Affordable Housing, September 24th, 2025 at 7:00 PM. The title: Affordable Housing in Ivins: Facts, Myths, Solutions will address all aspects of Affordable Housing including ADUs. Because of our limitations in Ivins: City not owning any land, cost of land, dependency on developers to want to build affordable housing. We are focusing on resident communication to educate and hopefully minimize “NIMBY-ism” when a developer does bring a concept to the city for consideration.We will also advise them of 40 acres that

SITLA put out for bid (currently outside the Ivins City limits) that will be awarded in the September time frame. This land/bid purpose has been for affordable housing. Once the bid is awarded we will determine next steps.

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://ivinsutah.gov/wp-content/uploads/2025/04/Zoning-Map-April2025_forweb.png

When did the last zoning map or text amendment occur?
25-Apr

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
130 lots reported to WCWCD that are legal to build on.

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.
2012

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.**
691

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.**
There have been no barriers on the part of Ivins City to the builders/developers toward the permitting or completion of any 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.
Ivins City does not own any land. We are entirely dependent on developers/builders who own or buy land to come to us with goals and plans for affordable housing. We have met with several developers to encourage this and made it known that we will work with them on zoning and other needs to help achieve affordable housing. We are also constrained by the cost of land and the cost of building. As we do not own land, we are again in discussions with landowners to explore their interest in creating a land trust to help offset the cost of ownership for affordability purposes.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
N/A

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
We do not track

Total known number of Accessory Dwelling Units recorded as of the report submission date:
40

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
13

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
Not Required

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
11

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A

S

E

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

Goal (A) Ivins City has completed the General plan as of October 2024 The next step is reviewing the Land Use Plan. The land use plan establishing areas that may be suitable for certain densities and use. When the Land use plan is reviewed it gives the City Council an opportunity to designate property that with a development partner may be suitable for the density that would accommodateIt directs developers to areas in the City that they could look to when they are interested in a high-density use. The land use plan gives guidance to where a high-density zone should be requested. The moderate-income housing task force was created in 2024. Working in tandem with the Planning Commission and City Council, The task force will identify and designate property(s) that could accommodate affordable housing. The Ivins City Council has already rezoned approximately 120 acres of SITLA owned property from Low Density Residential to multi-family residential and resort commercial that allowed for a variety of housing types. Ivins City requires a partner in development to request a zone change because we do not own any land. Milestone (3) time frame is when an application is presented The Planning Commission and City Council will assess. The goal is in conjunction with our land use plan by which we will approve higher densities that will make housing more affordable. Milestones (I) Review General plan Milestone: Completed December 2025(2) Review Land Use Plan Milestone: December 2025(3) Rezone Properties: 2022-2026

S

Goal (S) Ivins City has reviewed and looked closely at Commercial Mixed use as a strategy and found that without a development partner This strategy would have little to no effect on

moderate income housing. We have decided to change strategies. Milestone (1) As we complete impact fee studies, these fees will be assessed only on the primary structure and not the external accessory dwelling unit. It is our goal to complete a minimum of 1 impact fee study by the end of each calendar year starting in 2025. There are 6 impact fee studies, and we try to revise them every five years. The goal is to clarify in each impact fee study as they are adopted that impact fees will not be charged for detached ADU's. The impact fee is acknowledged but the cost is not passed on to detached accessory uses. We will also eliminate impact fees by statute in the ADU ordinance.Milestones:(1)Review Impact Fees: December AnnuallySewer Impact Study Completed and approved by City Council on 7-17-2025. Stating that No Impact fees will be charged for ADUs.(2)Complete a review and enact a new ADU ordinance: December 2025This ordinance has been drafted and approved by City Council on 7-17-2025.https://ivinsutah.gov/wp-content/uploads/2025/01/2024-19-Adopting-Revisions-to-the-Goals-Strategies-section-of-Moderate-Income-Housing-Plan.pdf

E

We have amended the Ivins City Zoning Ordinance to comply with Utah State law also expanded property rights that included the ability to have detached ADU's. We have removed recorded actions against properties that have casita agreements that limited rental of ADU's, We have completed the general plan. We are currently at the Planning Commission reviewing the ADU detached structure ordinance. Each year starting in 2025 we will educate the public in our City newsletter in the 4th quarter.Milestones:(1)Review General Plan: This has been completed.(2)Remove recorded Casita Agreements: This has been completed(3)Complete a review and enact a new ADU ordinance: December 2025This has been completed and approved by City Council on 7-17-2025.https://ivinsutah.gov/wp-content/uploads/2025/01/2024-19-Adopting-Revisions-to-the-Goals-Strategies-section-of-Moderate-Income-Housing-Plan.pdf(4)Educate the community on ADUs: 4th quarter NewsletterInstead of just a newsletter article, we have scheduled an Ivins City “Talk About” (Town Hall meeting) on Affordable Housing, September 24th, 2025 at 7:00 PM. The title: Affordable Housing in Ivins: Facts, Myths, Solutions will address all aspects of Affordable Housing including ADUs. Because of our limitations in Ivins: City not owning any land, cost of land, dependency on developers to want to build affordable housing. We are focusing on resident communication to educate and hopefully minimize “NIMBY-ism” when a developer does bring a concept to the city for consideration.We will also advise them of 40 acres that SITLA put out for bid (currently outside the Ivins City limits) that will be awarded in the September time frame. This land/bid purpose has been for affordable housing. Once the bid is awarded we will determine next steps.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Milestones (I) Review General plan Milestone: Completed December 2025(2) Review Land Use Plan Milestone: December 2025(3) Rezone Properties: 2022-2026Rezoned 6 properties as previously stated.

S

(1)Review Impact Fees: December AnnuallySewer Impact Study Completed and approved by City Council on 7-17-2025. Stating that No Impact fees will be charged for ADUs.(2)Complete a review and enact a new ADU ordinance: December 2025This ordinance has been drafted and approved by City Council on 7-17-2025.https://ivinsutah.gov/wp-content/uploads/2025/01/2024-19-Adopting-Revisions-to-the-Goals-Strategies-section-of-Moderate-Income-Housing-Plan.pdfSewer Impact Plan approved by City Council 7-17-2025https://ivins.granicus.com/MetaViewer.php?view_id=2&clip_id=2219&meta_id=199794

E

(1)Review General Plan: This has been completed.(2)Remove recorded Casita Agreements: This has been completed(3)Complete a review and enact a new ADU ordinance: December 2025This has been completed and approved by City Council on 7-17-2025.https://ivinsutah.gov/wp-content/uploads/2025/01/2024-19-Adopting-Revisions-to-the-Goals-Strategies-section-of-Moderate-Income-Housing-Plan.pdf(4)Educate the community on ADUs: 4th quarter NewsletterInstead of just a newsletter article, we have scheduled an Ivins City “Talk About” (Town Hall meeting) on Affordable Housing, September 24th, 2025 at 7:00 PM. The title: Affordable Housing in Ivins: Facts, Myths, Solutions will address all aspects of Affordable Housing including ADUs. Because of our limitations in Ivins: City not owning any land, cost of land, dependency on developers to want to build affordable housing. We are focusing on resident communication to educate and hopefully minimize “NIMBY-ism” when a developer does bring a concept to the city for consideration.We will also advise them of 40 acres that SITLA put out for bid (currently outside the Ivins City limits) that will be awarded in the September time frame. This land/bid purpose has been for affordable housing. Once the bid is awarded we will determine next steps.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

Rezoned 6 Properties as previously stated.

S

ADU Ordinance approved per the above.

E

Enacted new ADU ordinance pre the above on 7-17-2025.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

None

S

None

E

None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

N/A

S

N/A

E

N/A

7. **Links to supporting documentation** *(Optional)*

A

S

E

Attachment to supporting documentation *(Optional)*

A

S

E

FEEDBACK & 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.,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)*

Come visit, see that we do not own any land, have no transit centers (only 3 bus stops), no traffic lights, no commercial center. Create land trusts to reduce overall cost of housing.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

Starts on PDF page number 102 at end of document
https://www.kaysville.gov/DocumentCenter/View/4403/Kaysville-General-Plan---Appendices-111722

Link to general plan, moderate income housing element:
Starts on PDF page number 46
https://www.kaysville.gov/DocumentCenter/View/4302/Kaysville-General-Plan-Amended-111722?bidId=

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Please click on the legend icon at the bottom of the map to see the zoning and use table.
https://experience.arcgis.com/experience/e1add01fcbf84afc9131a7a226fc3cdc/

When did the last zoning map or text amendment occur?
Changes to the zoning map were last made on July 16, 2025. The zoning map was updated to reflect a zone change request to R-M that was approved at the June 2, 2025 City Council meeting.

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
306

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.
74

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.**
232

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.**
306

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 about 71 single family lots which are fully entitled that are unlikely to be developed as they are owned by Jordan Valley Water Conservancy District and Salt Lake County Water Conservancy District. The City's understanding is the water district's intend to preserve these lots for potential construction of a large water transmission pipeline, effectively rendering them moot as a buildable lot.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
None.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
21
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
We do not track this number as only internal ADUs are allowed, and this is tracked through a one-time licensing process.

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
7

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
N/A

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

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.TimelinePresenting 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.

J

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.TimelineIn 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 Measuresa. 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.

F

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.TimelinePresenting a time frame 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 Measuresa.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.

H

GOAL 1: PROVIDE A FULL RANGE OF HOUSING OPPORTUNITIES TO MEET THE ECONOMIC, LIFESTYLE AND LIFECYCLE NEEDS AND EXPECTATIONS FOR RESIDENTSObjective 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.TimelineIn 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. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Carling R-4 (Bryan Carling)On July 18, 2024, the Planning Commission reviewed a rezone application from Bryan Carling for 2.8 acres of agricultural land. Carling sought to rezone the property to R-4, a multi-family zone that permits both single-family and attached dwelling units, with the number of units dependent on lot size. During the meeting, the applicant surprisingly stated his intent to develop the property with townhomes. This was a significant shift from all previous communications with staff, where Mr. Carling had consistently indicated plans for "single-family" homes. This new information directly contradicted the 2022 Future Land Use Map and caused confusion, as the staff report and recommendation had been prepared with the understanding of single-family detached homes. Given this unexpected turn and the public's massive opposition to the proposed rezone, the Planning Commission motioned for staff to work with the applicant to return to the August 8, 2024, Planning Commission meeting with a clearly defined concept that would reasonably address concerns through a development agreement.The Carling rezone application was discussed again at the Planning Commission's August 8, 2024, meeting. Despite the Planning Commission's request for a development agreement and staff's efforts to draft one, the applicant refused to proceed with any such agreement. An updated staff report, prepared with the understanding of attached townhome units, acknowledged some merit in the application. However, it ultimately recommended denial. This recommendation was primarily based on a lack of support from the General Plan and the applicant's unwillingness to engage in a development agreement to address concerns from both the Planning Commission and the public. Specifically, the denial was rooted in the application's conflict with several elements of the 2022 General Plan, including the Future Land Use Map, which designates the area for single-family use and indicated a negative impact on the existing agricultural land.The Planning Commission made a motion to recommend approval of the rezone application to the City Council, but the motion resulted in a 3-3 tie. Procedurally, this meant no official recommendation was forwarded to the City Council. However, the Planning Commission explicitly requested that staff convey to the City Council their favorability toward an R-1-8 rezone application (single-family with an 8,000 square foot minimum lot size) if it were pursued through a development agreement.The City Council addressed the Carling rezone application at their September 5, 2024, meeting. During the discussion, both the Mayor and Council Members repeatedly inquired about entering into a development agreement. However, Mr. Carling insisted on a "straight up or down vote" on the R-4 zoning and rejected the request for a development agreement. Consequently, based on Mr. Carling's continued unwillingness to enter into a development agreement and concerns that the application was not supported by the 2022 General Plan, the Council justifiably voted 4-0 to deny the rezone application.The subject property's location is critical; it sits within a roughly 55-acre agricultural region of the City, making higher-density housing incompatible with the surrounding area. Furthermore, the property lacks essential infrastructure, as it's accessed through parcels not designated as right-of-way and has no paved access or culinary water services. While the denial of this rezone application doesn't support the immediate notion of rezoning for densities that might produce

moderate-income housing, rezone applications are discretionary legislative decisions. In this instance, the City Council chose to uphold the integrity of the 2022 General Plan by denying the Carling rezone request.The Holly R-M Multiple Family Residential (The Holland Group)In February 2025, the Holland Group applied for a rezone from R-A Agricultural Residential (minimum half-acre lots) to R-M Multiple Family Residential (one dwelling per 2,800 square feet) with a PRUD overlay to allow for private streets. The rezone was for property located at approximately 16 East 950 North, directly off the interchange of 950 North and the West Davis Corridor. The parcel is 3.77 acres, which, with the R-A zoning, would have allowed for seven single-family lots, each being at least half an acre.Following the requirements laid out in the Moderate Income Housing (MIH) portion of the 2022 General Plan and paired with adequate support from other areas of the General Plan, staff recommended the Planning Commission send a recommendation of approval to the City Council on the rezone application.The application was before the Planning Commission on April 24, 2025, where a public hearing was held. The public hearing resulted in one comment in favor of the rezone, but about a dozen other commentators opposed the rezone. These individuals were residents from both Kaysville and Farmington cities, as the property is located on the boundary between both cities. Reasons for opposing the application included concerns about density, building height, townhomes being out of character for the area, privacy, increased traffic, parking issues, and safety for schoolchildren, pedestrians, and cyclists. Many commenters also expressed a preference for single-family housing over townhomes.The Planning Commission debated the item and voted unanimously (4-0) to recommend approval of the rezone and development agreement to the City Council.At the City Council meeting on June 2, 2025, with a vote of 4-0, the City Council adopted Ordinance #25-06-02, approving the rezone of 3.77 acres from R-A to R-M, and authorizing up to 56 townhome units through a development agreement. The rezone increased the yield of residential units from seven to 56, an overall increase of 49 units. The City Council requested the applicant include language in the Covenants, Conditions, and Restrictions (CC&Rs) to require a minimum of 60% of all units to be owner-occupied. The applicant was agreeable to this requirement, and the following language was added to the development agreement to ensure that the requirement is met:Ownership of Dwellings. The Developer affirms that the Project is intended to be a for-sale residential community, primarily for owner-occupants. The Declaration of Covenants, Conditions, and Restrictions (the “CC&Rs”) recorded against the Project shall include occupancy and rental restrictions expressly prohibiting the bulk purchase or ownership of three (3) or more units in the Project by an institutional investor, corporate entity, or individual. In addition to the purchase restriction, the CC&Rs shall include a provision requiring that at least sixty percent (60%) of the Dwellings in the Project must be Owner Occupied. These restrictions shall also be consistent with Kaysville City Code 17-31-3 and any other applicable municipal regulations governing residential rental properties.The City Council also allowed an increase in height (from 30 feet to 33 feet) for the townhomes to accommodate three stories and a pitched roof style. The townhomes are planned to be between 1,800 and 2,200 square feet. Each unit is planned to have a two-car garage, as well as adequate open space and amenities to support the community’s residents.After approval of the rezone, the applicant submitted and received approval of their preliminary plat subdivision application on July 15, 2025.While pricing is still preliminary and dependent on multiple factors, the units are projected to start around $550,000. Despite the increased density and the

allowance of the PRUD to reduce road construction costs, preliminary pricing for these units shows they will not be attainable based on the MIH definitions and area median incomes.Horizon Rezone R-M &R-1-6 (Symphony and Ivory Homes) In May 2025, Symphony and Ivory Homes partnered on a rezone application for approximately 52 acres in the southwest corner of the city. The application is for 300 units and includes a mixture of two zones: R-M Multiple Family Residential and R-1-6 (Single Family Residential with a 6,000 square foot minimum lot size requirement). The applicants are proposing 100 attached townhome units, with the remaining 200 units being a mix of small-lot (2,800 square feet or more) single-family detached homes and larger estate-sized lots, which will be a minimum of 12,000 square feet.This application won't be on a public meeting agenda before the August 1, 2025, reporting deadline. It will be fully reported on in next year's MIH reporting cycle.Hazel Commons Central Commercial Mixed Use Rezone (Jake Williams)In June of 2025, Mr. Jake Williams submitted a rezone application for property located at 80 East Center Street, with plans to redevelop 1.6 acres as Central Commercial with a Mixed-Use (MU) Zoning District Overlay. The proposed project consists of 26 residential live/work townhome units, as well as one single-family home, for a total of 27 dwellings.This application will not be on a public meeting agenda prior to the August 1, 2025, reporting deadline and will be fully reported on in next year’s MIH reporting cycle.

J

Staff finalized research and drafted a new land use regulation, 17-37 Moderate Income Housing Overlay (MIHO). The ordinance requires a development agreement, and rather than providing a strict schedule of options and accompanying incentives, it allows for flexibility with the size of development project, as well as typical regulatory benchmarks such as frontage, lot size, setbacks, parking and open space. Should the MIHO be implemented, a minimum of 10% of the housing units created will have to meet MIH requirements set forth by State regulations. Appropriate public hearing notices were posted, and the draft ordinance was presented at the December 12, 2024, Planning Commission meeting. The staff report suggested the Planning Commission issue a recommendation of approval to the City Council. During the meeting, a public hearing was held, one resident commented, strongly opposing the City’s involvement in moderate income housing. The Planning Commission discussed the draft ordinance and the staff recommendation. After deliberation, the Planning Commission voted 6-0 to recommend the City Council approve the enactment of the new MIHO zone. The City Council addressed the item at their December 19, 2024, City Council meeting. Staff presented the draft ordinance and the recommendation from the Planning Commission. There were several comments from the public on this item, all of them opposing the implementation of the ordinance the concept of moderate income housing. After discussion, the City Council voted 4-1 to approve Ordinance #24-12-01, and adopted Kaysville City Code Title 17 Chapter 37: Moderate Income Housing Overlay Zone.

F

Hazel Commons Central Commercial Mixed Use Rezone (Jake Williams)In June of 2025, Mr. Jake Williams submitted a rezone application for property located at 80 East Center Street, with plans to redevelop 1.6 acres as Central Commercial with a Mixed-Use (MU) Zoning District

Overlay. The proposed project consists of 26 residential live/work townhome units, as well as one single-family home, for a total of 27 dwellings.This application will not be on a public meeting agenda prior to the August 1, 2025, reporting deadline and will be fully reported on in next year's MIH reporting cycle.

H

Hazel Commons Central Commercial Mixed Use Rezone (Jake Williams)In June of 2025, Mr. Jake Williams submitted a rezone application for property located at 80 East Center Street, with plans to redevelop 1.6 acres as Central Commercial with a Mixed-Use (MU) Zoning District Overlay. The proposed project consists of 26 residential live/work townhome units, as well as one single-family home, for a total of 27 dwellings. The applicant has requested a 10% reduction in parking based on proximity to a transit stop.This application will not be on a public meeting agenda prior to the August 1, 2025, reporting deadline and will be fully reported on in next year's MIH reporting cycle.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

At the City Council meeting on June 2, 2025, the City Council adopted Ordinance #25-06-02, which approved the rezone of 3.77 acres to R-M, which will result in 56 townhome units. The rezone increased the yield of residential units from seven to 56, an overall increase of 49 units. The City Council also required the applicant to include language in the Covenants, Conditions, and Restrictions to require a minimum of 60% of all units to be owner-occupied. The developer was agreeable to this requirement, and the community will benefit from the possibility of home ownership and gaining equity in a personal asset rather than having townhomes purchased by investors and utilized as rentals.

J

At the City Council meeting on December 19, 2024, the City Council adopted Ordinance #24-12-01, and enacted Kaysville City Code 17-37 Moderate Income Housing Overlay Zone. The purpose statement for the new zone states: The Moderate Income Housing Overlay zone will create flexibility in zoning regulations and provide for diversity in housing opportunities, and therefore opportunities for home ownership and building of equity. The Moderate Income Housing Overlay (MIHO) will provide housing opportunities for individuals meeting the moderate income housing criteria outlined in Utah State Code. The overlay zone is intended to create unique and affordable housing opportunities in all areas of the City, and is appropriate for large developments as well as smaller infill development projects. The Moderate Income Housing Overlay will be governed by a development agreement which will define development parameters, including lot sizes and housing types and other development standards.Kaysville

City has not previously had any codified options or zoning incentives for moderate income housing, so this is a significant step towards allowing for more attainable housing options within the City. The MIHO ordinance can be applied to any new development project that has R-1 (single family) zoning.

F

The prescribed time period did not result in any applications having action taken. However, there is an active application pertaining to this item and it is scheduled for the August 14, 2025, Planning Commission meeting. Action on that application will be reported on in 2026.

H

The prescribed time period did not result in any applications having action taken. However, there is an active application pertaining to this item and it is scheduled for the August 14, 2025, Planning Commission meeting. Action on that application will be reported on in 2026.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

The Kaysville community views medium density housing as “high density” and overall isn’t supportive of housing units that are not single family detached. Public hearings for rezones associated with density that is not for larger lot single family dwellings, are met with strong opposition. To accurately convey feelings from the community, we have provided a few examples of comments summarized in minutes from public hearings: “…the community's appeal lies in its single-family homes, not apartment complexes, and voiced his opposition to changing the neighborhood's character by introducing higher-density housing.”“…emphasized her appreciation for Kaysville's small-town feel, which drew her family to move from higher-density areas like Salt Lake City and North Salt Lake. She expressed a desire to maintain the spacious and quiet environment that Kaysville provides, in contrast to the more crowded and high-density areas they left behind.”“…argued that the influx of high-density housing would undermine the reasons people chose to live in Kaysville, which is valued for its low-density, rural setting, stating that Kaysville are elite people who are different from Layton.”Other barriers experienced would be those outside the influence of the city, including interest rates, labor costs, lumber and other building material costs, and the high costs of land. Currently a .75 acre lot is listed at a sales price of $399,000 and a .28 acre lot is listed at a sales price of $145,000.Last, developers show a lack of interest in projects that are likely to result in moderately priced projects and tend to favor single family large lot projects, as has always been traditionally developed in Kaysville.

J
None.

F
Other than a lack of applications, no significant barriers have been identified in regard to this item.

H
None.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A
A total of 56 townhome dwellings have been entitled based on the City Council's approval of a development agreement and rezone application. This is significant because the southwest quadrant of the City where the Holland rezone was approved is primarily composed of large lot single family homes. The addition of townhomes will offer a different kind of housing product, lifestyle, life stage and price point than what currently exists. The developer is anxious to have the project move forward and preliminary plat approval has already been granted on the project. The developer anticipates the townhomes will sell starting around $550,000.

J
The City has not received any rezone applications for the Moderate Income Overlay Zone and is therefore unable to report on how the market has responded.

F
The prescribed time period didn't result in any applications having action taken and the City is unable to report on a market response.

H
The prescribed time period didn't result in any applications having action taken and the City is unable to report on a market response.

7. **Links to supporting documentation** *(Optional)*

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Attachment to supporting documentation *(Optional)*

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F_272TbVBkVyshpDS
Holland RM Rezone Data ALL.pdf
5321599
application/pdf

J

F_s5LCjEjiDjTCkrn
MIHO Data ALL.pdf
767474
application/pdf

F

H

FEEDBACK & 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

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Kearns city

Who is filling out this report?
Bianca Paulino
Long Range Planner II
bipaulino@msd.utah.gov
385-377-7147

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://msd.utah.gov/DocumentCenter/View/738/Resolution-2023-01-02

Link to general plan, moderate income housing element:
https://msd.utah.gov/DocumentCenter/View/442/Kearns-Moderate-Income-Housing-Plan-2022

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://tech-gslmsd.hub.arcgis.com/apps/e5c967d7b17b4cbe863c6d73267c333a/explore

When did the last zoning map or text amendment occur?
28- May-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
Approx. 254 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 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. 16 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.**
Approx. 0 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.
In Kearns, several barriers have impacted the progress of new development, particularly for moderate-income housing. One of the primary challenges is that Kearns is a largely built-out community with very limited vacant land available. This makes new development opportunities rare and often forces projects to rely on infill or redevelopment of existing sites, which increases both complexity and cost. For example, the Housing Connect project faces additional barriers due to its dependence on securing competitive state and federal funding, such as Low-Income Housing Tax Credits. Although the site is appropriately zoned, the use is considered conditional under Kearns' newly adopted zoning ordinance, requiring additional review and conditions to ensure neighborhood compatibility. These barriers highlight the limited development opportunities in Kearns, which is reflected in the community's overall housing strategies and the focus on supporting infill, redevelopment, and public-private partnerships.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
Throughout the reporting year, the City of Kearns has worked to support the Housing Connect project in several ways. The city provided a formal letter of support for the development and partnered with the Greater Salt Lake Municipal Services District (MSD) to waive application fees, helping reduce upfront costs. In July 2025, the Kearns City Council approved a conditional use permit for the proposed 50-unit affordable housing development. While no units have been built yet, the project is expected to move forward once funding is secured.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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, 2024 and July 31, 2025:
5

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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W

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

As outlined on page 55, the following benchmarks were planned to be completed between August 1, 2024 and July 31, 2025: - Staff implements the selected strategy as directed. (Q1-Q4 2025)

F

As outlined on page 56, the following benchmarks were planned to be completed between August 1, 2024 and July 31, 2025: - Staff audits existing ordinances and looks for incongruities with the Town Center Master Plan and General Plan’s Town Center Character Area. (Q2-Q4 2025)

L

As outlined on page 57, the following benchmarks were planned to be completed between August 1, 2024 and July 31, 2025: - Staff works with the Planning Commission, Council, and legal team to understand what revenue sources and fee structures are available. (Q1-Q3 2025) - 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. (Q4 2024) - Staff works with the Council and legal team to get the resolution officially adopted by the community. (Q4 2024)

O

As outlined on page 58 the following benchmarks were planned to be completed between August 1, 2024 and July 31, 2025: - Staff works with 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)

W

As outlined on page 59, the following benchmarks were planned to be completed between August 1, 2024 and July 31, 2025: - Staff refers to the General Plan when drafting amendments to ordinances identified in W1. (Ongoing) - Staff seeks direction from the Planning Commission and Council regarding drafted amendments. (Ongoing)

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E

Between August 1, 2024, and July 31, 2025, city staff took key steps to continue implementing Strategy E of the Kearns Moderate Income Housing Plan (page 55). During the previous reporting period, staff presented findings from the 2024 ADU survey and shared case studies and literature on ADU strategies and model ordinances with the Kearns Planning Commission and Council. These efforts helped inform the direction of ongoing work. Building on that foundation, staff developed and released an ADU guide and checklist in spring of 2025 to help residents understand the permitting process, applicable standards, and available resources. In summer of 2025, staff began exploring the concept of an amnesty program to bring existing unpermitted ADUs into compliance while maintaining health and safety standards. This effort was informed by prior research, community feedback, and direction from local officials. To assess the feasibility of an amnesty program, preliminary internal discussions were held with the Building, Planning, and Code Enforcement departments. These conversations focused on reviewing past enforcement cases, understanding regulatory challenges, and identifying where policy changes might be needed to support a successful program. Staff also revisited relevant case studies and best practices to guide the development of the program. Although no ordinance or formal program has been adopted to date, the City is actively working to identify a strategy that reflects community feedback and addresses key barriers. Staff will continue to coordinate with the Planning Commission and Council to evaluate the viability of the amnesty program and explore other policy, program, or project options that support Strategy E.

F

During the reporting period, the City continued implementation of Strategy F by building on ordinance revisions adopted in the previous reporting period. These included updates to allow higher-density residential uses, such as revisions to the RM Zone and the creation of new mixed-use zones like the Corridor Mixed Use Zone. These changes were approved by the Kearns Planning Commission and Council and align with Strategy F's goal of promoting moderate income housing near commercial and mixed-use areas. To further support this work, the City applied for the Wasatch Front Regional Council (WFRC) Transportation and Land Use Connection (TLC) grant in September 2024 and was awarded funding in March 2025. The grant supports the 5400 South Corridor Study, which will also evaluate zoning, land use, and development opportunities along the corridor, including key areas identified in the General Plan such as the Town Center and Olympic Oval. Staff worked closely with WFRC to ensure the study scope reflects the City's long-term goals. A formal Request for Proposals (RFP) was released in July 2025 to initiate the project. These actions reinforce recent zoning updates and lay the groundwork for future rezonings and ordinance amendments that will help implement Strategy F and support moderate income housing in strategic locations.

L

Between August 1, 2024 and July 31, 2025, the City continued implementation of this strategy by advancing the effort to explore an impact fee program. In the previous reporting period, the City identified the need to evaluate infrastructure needs and revenue options and committed to initiating an Impact Fee Analysis Plan. In August 2024, the Kearns Council adopted Resolution 2024-08-01 to formally begin the impact fee development process and authorized staff to issue a Request for Qualifications (RFQ) for a qualified contractor. Through that process, staff determined that a preliminary analysis would be a more effective first step in evaluating whether a full Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) were warranted. This was due to uncertainty about there being enough data available for the plan and analysis. Throughout the year, the preliminary study reviewed projected growth, existing infrastructure, current levels of service, and potential capital improvements. Staff worked closely with the City Council to provide regular updates, including a formal presentation in July 2025. The study confirmed that impact fees are feasible for Kearns and helped the City develop a clearer understanding of its infrastructure and assets, including a full inventory of parks, roads, and stormwater facilities. These findings support the decision to move forward with a full IFFP and IFA following the next budget cycle. The City also continues to support the 2023 resolution to waive impact fees for moderate income housing developments as a potential incentive, which remains a key component of this strategy. The preliminary work completed this year provided valuable information not only for future impact fee planning, but also for transportation and moderate-income housing efforts more broadly.

O

Between August 1, 2024 and July 31, 2025, staff continued to coordinate with Salt Lake County's Lead Safe Housing Program. During the last reporting period, a lead-based paint risk analysis was conducted in Kearns. In this reporting period, staff continued conversations with the Lead Safe Housing Program and received educational materials in English and Spanish

about lead paint exposure, which were shared through the community newsletter and on social media. Staff will continue to pursue this program as a way to support the preservation of existing housing in Kearns. In addition, building on prior coordination with Salt Lake County Housing Connect, a development that supports moderate income housing received conditional use approval this year. Staff will continue working with Housing Connect and the City's planning and development review processes to support projects that align with community housing goals.

W

Between August 1, 2024, and July 31, 2025, the City of Kearns supported implementation of this strategy by working with Salt Lake County Housing Connect on a project that will bring approximately 50 new moderate income housing units to the community. The City has been working with Housing Connect on this project over the past reporting year to help move it forward. The project is located in an area supported by zoning amendments adopted in 2023 that allow for multifamily housing types compatible with surrounding neighborhoods. On July 14, 2025, the project was approved as a conditional use under the revised RM zoning district. Prior to that, the City provided a letter of support for Housing Connect's application for Low Income Housing Tax Credits (LIHTC). The City is also exploring ways to provide additional support as the project advances. To reduce development costs, the Greater Salt Lake Municipal Services District (MSD), in consultation with the Mayor of Kearns, waived land use fees for the conditional use permit and site plan review in support of the project. Based on staff feedback, the project was revised from multiple buildings to a single apartment building, and plans were made to relocate an existing daycare on the site to a new building at the north end to continue serving local childcare needs. Preserving the daycare and maintaining access to on-site services demonstrates a commitment to supporting housing that is not only compatible in form and residing single-family residential but also meets the everyday needs of residents in a walkable, family-oriented neighborhood. These actions demonstrate continued support for moderate density housing consistent with adopted plans and zoning.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E

No land use regulations or formal land use decisions were adopted during the reporting period related to this strategy. However, the City laid important groundwork for potential future action by initiating internal discussions with Planning, Building, and Code Enforcement departments to evaluate regulatory barriers and explore possible amendments to support an amnesty program. These efforts are intended to inform future code updates or land use decisions that would help bring unpermitted ADUs into compliance.

F

Between August 1, 2024 and July 31, 2025, one land use decision was made related to this strategy. In July 2025, a developer was granted a conditional use permit for a residential project under the recently revised RM Zone. This action reflects the application of updated zoning regulations adopted in the previous reporting period. No additional land use regulations or rezonings were adopted during this time. However, the City continued building on prior city plans and zoning updates through the launch of the 5400 South Corridor Study, which will inform future land use decisions in support of Strategy F.

L

Between August 1, 2024 and July 31, 2025, no formal land use regulation was adopted to implement this strategy. However, on July 14, 2025, City staff presented the findings of the preliminary impact fee study to both the Planning Commission and the Kearns Council to initiate discussion on potential future policy direction related to impact fees and moderate-income housing incentives.

O

A conditional use permit was approved in July 2025 for a development by Salt Lake County Housing Connect that supports moderate income housing. The project is located in the RM (Multiple Residential) zone, which was revised in a previous year to allow for additional density. The City supported the project by providing letters of support for Low Income Housing Tax Credits and continues to coordinate with Housing Connect through the development review process. This land use decision aligns with the City’s moderate income housing goals by utilizing existing zoning tools to expand housing options.

W

On July 7, 2025, a conditional use permit was approved for a multifamily housing development by Salt Lake County Housing Connect. The project is located in an area where previous zoning amendments (adopted in 2023) revised the RM (Multiple Residential) zone to allow for moderate-density multifamily housing that is compatible in scale and form with surrounding single-family homes. This land use decision directly supports the strategy by allowing new multifamily housing within a walkable community and reinforcing the City’s efforts to support moderate income housing in residential zones. Additionally, in consultation with the Mayor of Kearns, the Greater Salt Lake Municipal Services District (MSD) waived land use application fees for this project to help reduce barriers to development.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E

The primary barrier encountered during this reporting period was internal staff capacity. While initial research and discussions have begun, further work such as reviewing local codes, enforcement histories, and developing detailed policy recommendations will require additional coordination and staff time. The City will continue working closely with all relevant departments to continue to advance this strategy.

F

No major barriers were encountered during this reporting period. Staff continued to make progress on this strategy through coordination with regional partners.

L

Initially, there was some uncertainty about whether sufficient data existed to support a full impact fee study, which led the City to pursue a preliminary plan and analysis as a first step. The results of that preliminary study helped confirm the need for a full Impact Fee Facilities Plan and Impact Fee Analysis, allowing the City to move forward with greater clarity and direction.

O

No major barriers were encountered. One minor challenge is encouraging more residents to participate in the Lead Safe Housing Program. Staff will continue promoting the program through outreach and education efforts.

W

No major barriers were encountered. Minor challenges included revising the site layout based on staff feedback and coordinating the relocation of an existing daycare facility on the site to ensure continued access to childcare for the surrounding community.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

The market response to the implementation of Strategy E remained steady. A total of five building permits were issued for new Accessory Dwelling Units (ADUs), which is consistent with the number issued during the previous reporting period. Although a formal policy has not yet been adopted, the City has continued to advance Strategy E through internal coordination and research efforts. These early actions are intended to support future implementation and create conditions that encourage increased compliance and ADU development.

F

The market has shown some response to the implementation of Strategy F. In July 2025, a conditional use permit was approved for a residential development within the revised RM Zone, allowing for a total of 50 units instead of the 13 units. This outcome reflects the increased development potential created by recent zoning updates.

L

There has been no market response to the implementation of this strategy, as the City is still in the early stages of evaluating and preparing for a full Impact Fee Facilities Plan and Impact Fee Analysis. The adoption of an impact fee program will be considered once the study is complete.

O

During this reporting period, two households in Kearns participated in the Lead Safe Housing Program, which helps preserve existing housing by addressing lead-based paint hazards. Additionally, a conditional use permit was approved in July 2025 for a moderate-income housing development by Salt Lake County Housing Connect. These actions reflect progress in supporting and expanding housing opportunities through both preservation and new development.

W

The approval of the conditional use permit for approximately 50 moderate income housing units represents a positive market response to this strategy. The project is moving forward under the revised zoning that was adopted in 2023 to allow for compatible multifamily housing in walkable neighborhoods. No households were displaced as part of the development, and the inclusion of a new daycare facility ensures that key community services are retained on site. While the project is still in the pre-construction phase, it reflects increasing interest in building moderate density housing that aligns with the City’s land use and housing goals.

7. **Links to supporting documentation** *(Optional)*

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Attachment to supporting documentation *(Optional)*

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FEEDBACK & 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,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)*

We recommend that the state provide more educational resources and assistance to help staff and elected officials better understand and implement moderate income housing strategies. This could include webinars or workshops focused on available programs, funding opportunities, and best practices. It would also be helpful to offer more information about nonprofit housing organizations, their roles, and how local governments can partner with them effectively. Additionally, tailored training for public officials that would support more informed decision-making and stronger alignment between policy goals and implementation at the local level.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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
801-336-3771

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

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://www.laytoncity.org/arcgisportal109/apps/experiencebuilder/experience/?id=f4f1c69bf5b048e98eb397416215f8bb

When did the last zoning map or text amendment occur?
Approval Date: June 5, 2025; Residential Suburban (R-S) to Single-Family Residential - Planned Residential Unit Development (R-1-8 PRUD); Ordinance: 25-08; Address: Approximately 3265 North Hobbs Creek Drive. Approval Date: June 5, 2025; Planned Neighborhood Commercial (CP-1) and Residential Suburban (R-S) to Agriculture (A); Ordinance: 25-10; Address: Approximately 1313 North 2625 East.

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
1380

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 - Identified as an optional question per Housing and Community Development Division (HCD) of the Utah Department of Workforce Services (DWS)

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.**
N/A - Identified as an optional question per Housing and Community Development Division (HCD) of the Utah Department of Workforce Services (DWS)

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 - Identified as an optional question per Housing and Community Development Division (HCD) of the Utah Department of Workforce Services (DWS)

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 - Identified as an optional question per Housing and Community Development Division (HCD) of the Utah Department of Workforce Services (DWS)

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
N/A - Identified as an optional question per Housing and Community Development Division (HCD) of the Utah Department of Workforce Services (DWS)

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
111
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
37

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

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 City 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. The 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.

C

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.

E

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.

H

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.

G

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.

U

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

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

The City is frequently accepting calls and scheduling meetings with developers who are interested in rezoning properties with the intention of allowing additional residential units in Layton. Layton City holds development review meetings twice weekly with developers to discuss potential development projects in Layton. One potential development is located within the area identified as a priority location in the next five years in the Station Area Plan due to its proximity to the Layton FrontRunner Transit Station. The development would include multiple parcels, totaling more than 7 acres, and would include townhomes, apartments, and commercial buildings. The City has met with the developer on multiple occasions, and is awaiting additional proposals to be provided. Staff is actively working on a Town Center Overlay ordinance to address development standards within areas designated as town centers in the City's General Plan. Layton City's General Plan includes five town centers distributed throughout the City. One of the primary focuses of the Town Center Overlay Ordinance is to encourage redevelopment of developed town centers to be more walkable, and include a variety of residential housing options. Three of the areas identified as town centers include existing commercial developments and are considered infill or redevelopment town centers. Two of the areas are considered greenfield town centers with no existing development. The three existing commercial developments include limited to no residential units. However, the town center identified as the Gordon & Fairfield Town Center has seen residential infill growth over the last two years. On March 20, 2025 the City approved the rezone of 5.31 acres of property to the Mixed-Use Zone. The project will include up to 68 townhome units and 10,000 square feet of commercial space. On May 4, 2023, the City approved the rezone of 3.33 acres of property to the Mixed-Use Zone for 72 residential units and 10,000 square feet of commercial space also in the same town center. There are other properties within all of the town center areas that could be rezoned to provide moderate income housing and are supported by the goals and the objectives of the general plan. A small area master plan was completed and approved by the City Council in March 2024 for one of the greenfield town center locations identified as the Highway 89 and Gordon Town Center. This town center is located at the Gordon Avenue and Highway 89 interchange, and will have an approximate overall density of 4.9-6.0 units per acre distributed between town homes, twin-homes, apartments, mansion homes, and detached single-family homes. The property is currently owned by UDOT, and is anticipated to be disposed by UDOT in the near future. Layton City begun drafting an ordinance for this town center in March 2025 that aligns with the master plan adopted in 2024. The purpose of the ordinance is to facilitate the development of this town center once acquired by a private developer along with the production of moderate income housing within the town center. The City will work with the future developer to ensure the provision of moderate income housing opportunities within the town center area. Once purchased by a private party, Staff will work with the owner/developer to design a town center that is consistent with the approved Small Area Master Plan and zoning ordinance. It is anticipated that the ordinance will be ready for adoption in the Fall of 2025.
The General Plan also identifies mixed-use corridors that were previously planned for only commercial development. Through the implementation of the mixed-use corridor designation,

Layton City has permitted multiple moderate income mixed-use housing projects by rezoning the properties with the support of the General Plan. Three building permits were issued for a multi-family projects in mixed-use corridors or town centers between August 1, 2024 and July 31, 2025. One building permit is for a 30-unit apartment building located along Hill Field Road in an area designated as a mixed-use corridor in the City's General Plan. The other permits were issued for two 24-unit apartment buildings located in the same development. The development is located near the Gordon Avenue and Fairfield Road intersection, which is designated as a Town Center in the City's General Plan. The Trailside West PRUD development was granted overall approval in 2021. Phase 1 of the Trailside West PRUD Subdivision received approval in fall of 2023, with 4 building permits issued for detached single-family homes, and 3 building permits issued for townhomes, for a total of 16 units within the reporting period. Phase 1 of the subdivision includes an additional 4 townhome buildings totaling 15 units, and 10 apartment buildings totaling 240 units. Building permits for 2 apartment buildings totaling 45 units are currently under review, and are anticipated to be issued shortly into the next reporting period. Phase 2A and 2B were recorded at Davis County on July 22, 2025, and include 4 detached single family lots, and 42 townhomes. The final subdivision application has been submitted for the condominiums associated with the development.

C

Layton City is an entitlement community for the Community Development Block Grant program. Each year, the City is provided an allocation of funds from the Department of Housing and Urban Development. The amount received varies each year and can change drastically based upon the direction of the federal government. Each year, the City makes an effort to promote the availability of CDBG grants on the City's website, blog, news releases, and other forms of social media. CDBG provided 16 grants for Home Down Payment Assistance, Critical Home Repair/Rehab, Lantern House homeless shelter, Youth Court, Open Doors emergency nursery and food bank, and Safe Harbor domestic violence shelter during the reporting period. Nine of the 16 grants issued were for the Home Down Payment Assistance program, each being $10,000. The amounts of the grant issued ranged from a minimum of $5,526.70 (Lantern House), to a maximum of $168,350.00 (Safe Harbor). Layton currently has released $378,611.37, and has $43,607.01 remaining.

E

Staff receives many calls from the public regarding the ability to construct ADU's on their property. In situations where the desired location or size of an ADU does not meet the requirements of the City and or State Code, Staff works with the property owner to find alternatives that would allow for the construction of an ADU. An ADU information handout has been posted on the City's website since October 2021.

H

Between August 1, 2024 and July 2025 the City did not receive any applications for development at locations near transit stations. One project that was approved in 2023 that utilized the reduced parking standards is nearing completion is the Layton Station mixed-use development. The development is the first phase of a larger development, and is located directly

across the street from the FrontRunner transit station, and includes 253 apartment units. The reduced parking standards provided to the apartment structure allowed an additional 54 one-bedroom apartment units. Discussions for the second phase of the development have begun between the City and potential developers. Phase two of the development is anticipated to be very similar to phase one, and utilize the reduced parking standards, allowing for increased residential densities. Staff has met with a potential developer for a project that is identified as a priority location in the Station Area Plan due to its proximity to the FrontRunner Transit Station, and would benefit from the reduced off-street parking standard. The proposed development would include 7+ acres of property spread across multiple parcels, and include townhomes, apartments, and a commercial buildings. The ability for the proposed development to utilize the reduced off-street parking standards will allow for additional residential units that would have otherwise not been permitted. The City will have continued discussions with the potential developer.

G

The City adopted Ordinance 23-06 in July 2023, which increased the maximum height permitted within the MU-DO1 zoning district. Since the adoption of Ordinance 23-06, the City has not received any land use applications for development utilizing the increased height in the MU-DO1 zoning district. The increase in the height permitted by Ordinance 23-06 was to address concerns presented by developers regarding the profitability of projects within the area designated for the MU-DO1 overlay. Staff has had discussions with property owners and potential developers regarding redevelopment of properties within the MU-DO1 zoning district. The properties discussed for redevelopment include existing commercial buildings, with zero residential units. The redevelopment would potentially utilize the increase in height permitted by the Ordinance 23-06. Due to the preliminary nature of the discussions, it is unclear if the redevelopment will utilize the increase in height permitted by Ordinance 23-06.

U

In August 2024, Layton City selected FFKR as a consultant to assist in drafting the Station Area Plan (SAP). Community engagement and outreach for the SAP included: Information booth at Layton FEST in August 2024; Information both at the Layton FrontRunner Station in September 2024; QR Codes displayed at the Layton FrontRunner Station linking to the online StoryMap through November and December 2024; Stakeholder meetings with key entities such as UTA, UDOT, and Hill Air Force Base throughout the process. These outreach efforts were critical to fulfill the statutory requirement that the SAP be developed with the involvement of all relevant stakeholders. This public and partner engagement ensured that this planning process was transparent, inclusive, and aligned with local and regional transportation and land use goals.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

Between August 1, 2024 and July 31, 2024, Staff supported four rezones that increased the overall residential densities permitted under the previous zoning district. In total, 325.26 additional residential units were made possible by the four rezones supported by the City. The four rezones are outlined below. The Barlow rezone received City approval on September 19, 2024, and included 3.31 acres of property rezoned from A (Agriculture) to R-1-8 (Single-Family Residential). The purpose of the rezone was to allow for the property to be subdivided into three single-family parcels. The number of units permitted under the A zone was 3.31, and the number of units permitted under the R-1-8 zone is 13.24. The number of units permitted by the R-1-8 zone will not be maximized due to the desires of the property owner. The Seboya Farms Planned Residential Unit Development rezone received City approval on February 20, 2025, and included 15.16 acres of property zoned A (Agriculture) and .78 acres of property zoned R-S (Residential Suburban) rezoned to R-1-8 PRUD (Single-Family Residential, Planned Residential Unit Development). The project is located approximately 1.5 miles from the FrontRunner Transit Station. The project includes 61 detached single-family homes, and 26 townhomes. The number of units permitted by the previous zoning was 15.16 within the A zone, and 3.21 within the R-S zone. The number of units permitted in the R-1-8 PRUD zone is 87, which is an increase in the overall density by 68.63 units. The Boyce rezone received City approval on March 20, 2025, and included 4.11 acres of property zoned CP-1 (Planned Neighborhood Commercial) and 1.20 acres of property zoned A (Agriculture) rezoned to MU (Mixed-Use). The project is located within the Gordon and Fairfield Town Center. The project includes up to 68 townhomes, and 10,000 square feet of commercial space. The number of units permitted by the previous zoning was zero within the CP-1 zone, and 1.3 within the A zone. The number of units permitted in the MU zone is 68, within is an increase in the overall density by 66.7 units. The Davis Behavioral Health rezone received City approval on April 10, 2025, and included 5.09 acres of property zoned C-H (Planned Highway Commercial) to MU (Mixed-Use). The project is located within a Mixed-Use Corridor. The project includes 180 apartment units, and a commercial/maintenance building. The number of units permitted under the C-H zoning was zero, and the number of units permitted within the MU zone is 180. The rezone allowed for an overall increase in density of 180 units.

C

On May 2, 2024, the City Council adopted the CDBG Annual Action Plan (AAP) as Resolution 24-16. The AAP allocates the distribution of the CDBG funds for various grants and programs.

E

Layton City did not implement any new land use regulations or land use decisions between August 1, 2024 and July 31, 2025 with relation to ADU's. The City adopted Ordinance 21-23 in September 2021, which reduced the restrictions on for the ADU's, and allowed for the construction of internal or attached ADU's on all single-family zoned parcels, and detached ADU's on single-family zoned parcels 6,000 square feet or larger. Between August 1, 2024 and

July 31, 2025 Layton City issued 37 building permits for ADU's, and a total of 87 building permits for ADU's since the adoption of Ordinance 21-23.

H
In 2020, the City adopted a reduced off-street parking ordinance for properties within close proximity to transit stations. Between August 1, 2024 and July 1, 2025. The City did not make any land use decisions between August 1, 2024 and July 31, 2025 with relation to reduced off-street parking standards. Land-use decisions will follow applications being submitted by a developer.

G
No additional land-use regulations or land-use decisions were made between August 1, 2024, and July, 31, 2025. The City adopted Ordinance 23-06 in July 2023, which increased the maximum height permitted in the MU-DO1 zoning district, and clarified the location in the City the MU-DO1 is permitted. Since the adoption of Ordinance 23-06, Staff has continued to meet with developers and provide feedback for potential development within the MU-DO1 zoning district.

U
On May 15, 2025, the City Council voted unanimously to approve Resolution 25-30, formally adopting the Layton SAP. On May 15, 2025, the City Council also voted unanimously to approve Resolution 25-31, finding that creating a Station Area Plan for the portion of Layton City within the Clearfield Station Area is impracticable. Each of these actions represented key land use decisions that finalized the SAP as a policy tool to guide future land use, zoning, transportation, and housing in the area identified in the SAP.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A
It is rare for a rezone to be completed when not associated with the development of a parcel. In the case of rezones to facilitate residential development, the market plays a factor in the viability of a proposed development. Developers have indicated that the cost of development, including the high cost of land, labor, and construction materials have hindered development because it will make a development unprofitable. There is also concern over the potential increase of construction materials attributed to the implantation of increased tariffs, as has been seen with higher interest rates. Many of the townhome or apartment developments currently under construction in Layton City received approval from the City prior to the reporting period but were delayed in construction due the impediments mentioned above. Between August 1, 2024 and July 31, 2025 there have been several instances were developers have expressed concern that

the units that received approval may be unsellable or unbuildable and need changes to the previously approved plans to make them profitable. The barrier this creates is that City Staff has a duty to ensure structures receiving approval are consistent with the plans approved by the City. Significant variations from the approved plans are required to obtain additional approvals from the land-use authority, whether that be the Planning Commission or City Council depending on the type of change needed. One instance of this occurring is within the Trailside West Subdivision. The developer of this subdivision has expressed concerns regarding the townhome units receiving land-use approval including a floor plan that they have had difficulty selling. The modifications proposed to the City include modifications to the buildable area of each townhome, and will vary significantly from the approved plans. Therefore, an additional approval from the land-use authority will be required for the desired changes. Another barrier faced is when a developer and a property owner become unsatisfied with one another after a development has received initial approval form the land-use authority. One instance of this occurring is a mixed-use development including 68 townhomes that received rezone approval from City Council. In March 2025, City Council approved a rezone for a 5.31 acre mixed-use development that included 68 townhomes. After the rezone received approval, the developer and property owner terminated their working relationship. The developer had been working with the City for an extended period to design a functional mixed-use development. In the time since the previous developer has stepped away from the project, Staff has had multiple conversations with new developers regarding the anticipated use of the property, but to date no new developer has acquired the project and moved it forward. Had the original developer been able to continue with the project, we would be nearing final approvals for the project to hopefully begin construction within the next reporting period. As shown with this example, although the City has supported the rezone of this property for the production of moderate-income housing, the development must continue to move forward after the rezone with much, if not all, of the control of the timing and ownership of a development outside of the City's ability to oversee.

C

Each year, there is substantial amount of interest in the CDBG Home Down Payment Assistance Program, however, many households exceed the Household Income Limits outlined by the U.S. Department of Housing and Urban Development (HUD). The 2025 HUD Household Income Limits for Layton are as follows: 1 person - $67,000; 2 person - $77,150; 3 person - $86,800; 4 person - $96,400; 5 person - $104,150; 6 person - $111,850; 7 person - $119,550; 8 person - $127,250.

E

The cost of labor, materials, and/or financing required for constructing an ADU can act as a burden to those trying to construct an ADU on their property. Layton City's waste water service provider, North Davis Sewer District, has implemented a policy that requires Accessory Dwelling Units (ADU's) to pay a service fee that is equal to that of a single-family home. This is an additional cost that is not require by the City, but could be a burden to a homeowner wanting to construct an ADU on their property. The City does not agree with this additional connection fee. The City limits the size of detached ADU's to be the lesser of 50% of the living area of the primary dwelling, or 1,200 square feet. Additionally, internal ADU's are typically installed in

basements, and therefore will be less square footage than the primary dwelling. The increase in cost associated with the service fee can act as a deterrent for interested parties from constructing an ADU on their property, or be forced to pass the increased cost to the renter of the ADU. Both scenarios increase the cost of an ADU, and negatively impacts the moderate income housing goals of the State.

H
Areas that are located near transit stations and would qualify for the reduced off-street parking requirements typically include multiple parcels, which requires a partnership with all property owners. Due to the complications that can arise from projects

G
None. Market costs associated with development has affected the viability of developing vacant or redeveloping established properties. Development of projects within the MU-DO1 is outside of the City's control. The ordinances in place for development within the MU-DO1 are minimal, and allow for the second tallest residential structures in the City; there is no maximum height within the MU-TOD (Mixed Use – Transit Oriented Development) zone. One project highlighting the role of an increase in building costs can have on the development of a project is a multi-family development located within the MU-DO1 zoning district that received approval in September 2021 and has not yet begun construction. The project received approval prior to the adoption Ordinance 23-06. The developer of the project has indicated to the City that an increase in building costs that occurred after the project received approval has been a contributing factor as to why construction of the project has not begun. This highlights that the strain market costs have had on potential development.

U
Much of the area identified in the SAP is occupied by established residential neighborhoods, commercial centers, and business districts that are stable and not expected to undergo significant change. Drafting the SAP to address how these areas will have limited opportunities for large-scale redevelopment, and how they would function delayed the completion of the SAP.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

Developers have utilized the allowances permitted in Town Centers and Mixed-Use Corridors in the General Plan to rezone properties to allow for greater densities than would have otherwise not been permitted under the current zoning. This is evident by the potential for an additional 325.26 residential units made possible by the Barlow Rezone, Seboya Farms Planned Residential Unit Development Rezone, Boyce Rezone, and Davis Behavioral Health Rezone which all received City approval during the reporting year.

C

Nine new Layton City residents were able to purchase a home thanks to the city's Home Down Payment Assistance program. All expressed appreciation for the help from the grant funds.

E

Between August 1, 2024 and July 31, 2025, 37 building permits were issued for ADU's. Staff anticipates a steady number of building permits for ADU's to be received annually. Potential homebuyers are using the ability to have an ADU on a property as a way to supplement the cost of homeownership. This allows individuals the ability to purchase a home they would otherwise be unable to purchase. Developers have also begun to express interest in including ADUs as part of new construction options with a new single-family home.

H

The reduced off-street parking requirements for properties within close proximity to transit stations have been well received by developers. Due to the lack of applications that have been submitted between August 1, 2024 and July 31, 2025, the market response is unclear, however in preliminary discussions with City Staff, developers find the reductions in off-street parking helpful in the conceptual design of those projects.

G

Developers have been receptive to the increase in height permitted by Ordinance 23-06. The City has not received any land-use applications for the development or redevelopment of properties located within areas designated for the MU-DO1 overlay since the adoption of Ordinance 23-06.

U

Due to the timing of the City Council's approval of the SAP on May 15, 2025, measurable market response is not yet evident. City Staff is currently working with Wasatch Front Regional Council to complete the SAP certification process. As the Plan was recently adopted by the City Council, there have not yet been any notable changes in the market. Similarly, there is no available data at this time on rent changes, deed restricted units, our household displacement related to the Plan's implementation.

7. **Links to supporting documentation** *(Optional)*

A
N/A

C
https://www.laytonecon.org/wp-content/uploads/Layton-City-2024-2025-CDBG-Annual-Action-Plan.pdf

E
N/A

H
N/A

G
N/A

U
https://www.laytonforward.org/_files/ugd/138371_74833014fa584f1dbecdd3c4eb19727c.pdf

Attachment to supporting documentation *(Optional)*

A

C

E

H

G

U

FEEDBACK & 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

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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
bharris@lehi-ut.gov
385-201-2516

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.lehi-ut.gov/wp-content/uploads/2024/10/Ordinance-adopting-the-Moderate-Income-Housing-Element-of-the-General-Plan-05.28.24.pdf

Link to general plan, moderate income housing element:
https://www.lehi-ut.gov/wp-content/uploads/2013/09/Moderate-Income-Housing-Element.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
29-May-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
7,332

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.
zero (we have 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.**
2,733

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.**
1970

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.
Utilities have been a setback. 2,488 units have been held up as the developer drilled two wells, built storage tanks, and other utility infrastructure. Utility setbacks usually only take a few years to solve and the construction of them is put on the developer with reimbursement if it will serve more than just their development.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
2,288 units are about to have "will serve" utility capacity within the next few weeks to months.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
Applications for ADUs (planning application separate from a business license)

Total known number of Accessory Dwelling Units recorded as of the report submission date:
201
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
8

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
18

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
none

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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O

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

U

Strategy 1: Update the Lehi Thanksgiving Point Frontrunner Station Area Plan tomeet requirements for certification.• Work with MAG to understand what updates are needed and make the updates.TimelineSummer 2024- Updates complete on the Station Area Plan. Strategy 2: Continue work on the North Lehi, Hospital and 2100 North and theDowntown 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 forfinal approval.TimelineAugust 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 NorthStation Area PlansSpring 2025- Begin the process of approval for the Downtown Lehi Station Area Plan

X

Strategy 1: Adopt a housing and transit reinvestment zone around the LehiFrontrunner Station• City Council adopt the HTRZ zone.• Work on a Development Agreement with the HTRZ and the developers.TimelineSeptember 2023- Adoption of the HTRZ zone by City CouncilAugust 2024- Adoption of the Development Agreement with the HTRZ and developers2024-2025 – Implementation of the HTRZ and evaluation of the resulting developments

G

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 ofunits. And how many units per acre each one was.• Evaluate the units left.TimelineSpring and Summer 2024- create map of all proposed and approved mixed-use projectsFall 2024- review numbers with the Planning Commission and City Council in worksessions. And evaluate the success of the new units in the Mixed-Use zone.

V

Strategy 1: Evaluate the potential to add more duplexes, twin homes, and othermultifamily dwellings in the downtown area as part of the Downtown Area Plan• Consultants evaluate density available for the downtown area and benefits ofdeveloping with smaller infill development.• Consider design requirements for new construction in the downtown area thatmaintain the historic look and feel.TimelineSummer 2024- Analysis of the Downtown Area Plan density and developmentFall 2024- Recommendation of Design Requirements for new construction in historicdowntown area.

E

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 detachedADUsTimelineSummer 2024- Analysis of the existing detached ADUsFall 2024-Survey to Lehi Residents about detached ADUsWinter 2024-2025- Presentation to the Planning Commission and City Council on the number of ADUs

W

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 DevelopmentAgreement between the City and

O

Strategy 1: Continue to participate in the Utah Valley Home Consortium• Review projects and vote on how to use funds available by the Home ConsortiumTimelineStrategy 1: Encourage developers, builders and residents in Lehi City to apply for thefunds availa

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

U

September 18, 2024 the Lehi Thanksgiving Point Station Area Plan was certified at a MAG SAP Policy Committee Meeting.June 25, 2025 the North Lehi Station Area Plan was certified at a MAG SAP policy committee meeting.The State Street SAP has a plan document that was created at the end of 2024 and beginning of 2025. The final review of the document is happening during the summer of 2025. The 2100 North and Hospital TOD SAP has a plan document that was finished in the fall of 2024. Review took place in 2025. We are waiting for the consultants to make some final edits before taking it through the approval process.

X

The Development Agreement was not adopted in August 2024. Work has been done to coordinate with the developers to get the Development Agreement in place that will outline the disbursement of funds from the HTRZ.

G

A map was created and presented to the City Council.

V

Our consultants for the Downtown Revitalization Plan are still working on finalizing the plan so exact recommendations have not been finalized. But work analyzing the existing units and best place for the density was done as part of the plan process.

E

Very few detached ADUs were approved in the last year. City Council directed staff to amend the Development Code to allow Detached ADUs on truly third acre lots (was 15,000 square feet before now going down to 14,375).

W

Several meetings were held with the Planning Commission and then work sessions with the City Council to discuss the proposed amendment. The proposal has been reworked many times.Went to Planning Commission for a vote on December 5, 2024Went to City Council work sessions on May 6, 2025 and July 22, 2025

O

March 25, 2025 participated in the Home Consortium funding meeting voting on projects to use funds on.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

U

April 8, 2025- City Council adopted an ordinance approving the North Lehi Station Area Plan
April 22, 2025- City Council adopted an ordinance approving the Hospital and 2100 North Station Area PlanBoth of these decisions adopted the Station Area Plans as official documents for the City.

X

No land use decisions were made during this time.

G

none

V

none

E

City Council directed Staff to amend the Code down to 14,375 square feet. Went to Planning Commission July 10, 2025 and will go to City Council on August 26, 2025.

W

No new ordinances have been adopted but a lot of direction has been provided by both the Planning Commission and City Council.

O

June 10, 2025 adopted an interlocal agreement to continue to participate in the Home Consortium.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

U

Getting consultants to finish work, especially on the 2100 North Hospital Station Area Plan, to get it ready for certification.

X
The developers have been slow to respond and work with in getting the Development Agreement in place and also their updated Area Plan that will allow for development in the area.

G
There really have not been a lot of mixed-use projects approved even with the available units. There have been a few proposals that have fallen through or been really slow going through the process. This might partly be because they are more small developers looking into it. Our mixed-use still does not allow enough units to be very interesting to large developers.

V
The consultants have taken longer than scheduled due to employee turn around. The scope of the project has also expanded which has lowered the time they can work specifically on type of units and design requirements.

E
Not a lot of applications for detached ADUs.

W
A lot of opinions. Everyone wants the overlay to be something different and accomplish different purposes. It has taken a long time to get people even somewhat on board and on the same page.

O
none

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

U
There has been no change to development applications in these areas.

X
No market response as the HTRZ is in place but the ability to develop it only recently was allowed with the recording of the new Thanksgiving Point Area Plan.

G
A few applications, but not a lot has moved forward. Only a few smaller projects with less than 10 units.

V
No market response because the revitalization plan has not been adopted yet.

E
Not a lot of applications though at least one person who was interested in a detached ADU will be able to with the small reduction in square footage.

W
The developers who have looked at it have had serious concerns with if the project would pencil. We have tried to make some adjustments to help with that.

O
Less applications then normal with all of the rising prices, high interest rates and uncertainty.

7. **Links to supporting documentation** *(Optional)*

U

X

G

V

E

W

O

Attachment to supporting documentation *(Optional)*

U

X

G

V

E

W

O

FEEDBACK & 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

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)*

This year we focused so much on the one goal to create an overlay zone for affordability, it feels like it would be the most impactful but it left very little staff time for the other goals. It would be nice if that counts. This is taking a lot more staff time and resources than anticipated.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

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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

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://media.rainpos.com/442/Adopted_MIHP_Ordinance_2022_10_O.pdf

Link to general plan, moderate income housing element:
https://media.rainpos.com/442/ADOPTED_24_0206_Lindon_City_General_Plan_FINAL_compressed.pdf

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We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

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ZONING MAP
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Shapefiles (.shp) must be uploaded using this link. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
7-Jul-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
465

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.

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.**

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 appears that financing conditions are still a barrier to developing additional units. In Lindon, ICO Development has put a 380 unit multi-family development on hold until interest rates come down. Of the 73 entitled single-family lots it is not clear why many of those have not been developed. It appears that either owners are just holding onto them and a few have utilities that need to be constructed to the property.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
The 465 units listed above are a combination of single-family (73), townhome (12), and multi-family unit (380) that are entitled with will serve letters.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
314, last year Lindon City recorded 313 during the 2023-2024 reporting period. It appears that our numbers were miscalculated last year and should have been 302 for the 2024 reporting year.
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
12

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
Lindon City does not require a business license or permit 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, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
12 building permits

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

E

Q

P

L

J

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

Implementation Plan Reference1. 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 helpdetermine 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 accountsFor the 2024 - 2025 report period, Lindon City focused on the following timelines and benchmarks:1. Continue to implement a "hold harmless" or "amnesty" program for existing but not approved ADU owners. 2. Perform a yearly review of the number of building permits issued and a yearly review of the ADU ordinance.3. Promote yearly an ADU article through the city newsletter and social media account.

Q

Implementation Plan1. 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 2024 - 2025 report period, Lindon City focused on the following timeline and benchmark:1. 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.

P

Implementation Plan1. 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.For the 2024 - 2025 report period, Lindon City focused on the following timelines and benchmarks: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. The city will actively work with developers on project proposals in order to support the utilization of set aside funds.

L

1. Starting in 2023 city staff will prepare a recommendation to the city council for reducing impact fees relatedto moderate-income housing.2. In 2023, the council will review city staff recommendations for reducing impact fees and consider thereductions for adoption.3. The city will track, as a benchmark, the impact reduction in impact fees will have on helping to createmoderate-income housing in Lindon.For the 2024 - 2025 report period, Lindon City focused on the following timelines and benchmarks:1. In 2023, the council will review city staff recommendations for reducing impact fees and consider thereductions for adoption. During the 2022-2023 reporting period the Lindon City Council adopted Resolution 2023-12-R to waive impact fees for moderate-income housing. The Resolution has been uploaded as part of this report 2. The city will track, as a benchmark, the impact reduction in impact fees will have on helping to create moderate-income housing in Lindon.

J

Implementation Plan1. During 2023 city staff will research best practices and prepare a recommendation to the planningcommission 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 2024 - 2025 report period, Lindon City focused on the following timeline and benchmark:1. In 2024, the city council will review city staff recommendations for zoning incentives and consider those zoning incentives for adoption.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E

ADU Hold Harmless ProgramDuring the 2023-2024 reporting period, Lindon City launched a program allowing homeowners with unpermitted or illegal accessory dwelling units to apply for legalizing those units. This Acknowledgement of Previously Unapproved Accessory Dwelling Unit program was created to promote safe, code-compliant, and legal ADUs. The program also helps the city to know and report how many ADUs are in the community.Under this program, two previously illegal ADUs were approved during last years reporting period and are now considered legal. Lindon City has continued to promote the program during the current (2024–2025) reporting period; however, no new applications have been received.Annual Review of ADU Building Permit Numbers and OrdinanceSince the adoption of Lindon City's Moderate-Income Housing Plan in 2022, the city has added 71 new ADUs to its housing stock. To date, Lindon City has a total of 314 permitted ADUs. As an early advocate for accessory dwelling units, the City has maintained an ADU ordinance for approximately 25 years.In the 2024–2025 reporting period alone, 12 new ADUs were added. The ADU ordinance has been updated three times in the past four years to simplify the process and ensure ease of compliance for homeowners. After reviewing the ordinance this reporting year, City staff determined that no amendments were needed. Lindon City continues to add ADUs in double-digit numbers annually, reflecting the ordinance's success in allowing homeowners the flexibility to construct internal, attached, or detached units.Yearly Newsletter and Social Media PostEach year, Lindon City promotes ADUs through its city newsletter and social media channels. In 2025, Lindon published an article in the July 1st Lindon City Newsletter and shared a post on Facebook on July 9th. Both highlighted:1. Opportunities for developing new ADUs2. The elimination of impact fees3. Encouragement for legalizing existing unpermitted ADUsThese promotions directed residents to Lindon's Accessory Dwelling Unit Handbook, a resource that guides homeowners through ADU development. These efforts align with Lindon City's implementation strategy to increase the number of ADUs by:1. Educating homeowners about the benefits and regulations associated with ADUs2. Reducing regulatory barriers and fees3. Encouraging the legalization of unpermitted unitsExpanding ADU opportunities enhances moderate-income housing availability. In addition, legalizing existing units improves safety for tenants and gives the City more accurate insight into its housing inventory

Q

On July 9, 2025, Lindon City published a social media post reminding residents that impact fees for both detached and internal accessory dwelling units had been eliminated by the Lindon City Council through Resolution 2023-02-R, adopted on July 3, 2023. This same information was also shared in the July 1, 2025, edition of the Lindon City Newsletter. Additionally, the Lindon City Accessory Dwelling Unit Handbook was updated to reflect this change. This change is also reflected in the Lindon City Consolidated Fee Schedule. During the 2023–2024 reporting period, Lindon City established a baseline for existing detached ADUs, identifying nine detached accessory dwelling units within the city at that time. In the 2024–2025 reporting period, one

additional detached ADU was added to the city's housing stock. Since the elimination of impact fees, four new detached ADUs have been constructed, and one additional unit is currently under permit review.By removing the $1,814 impact fee per detached ADU, Lindon City has waived a total of $1,814 in impact fees during the current reporting period, and $7,256 cumulatively since 2023. These savings have reduced financial barriers for property owners interested in constructing detached ADUs.These actions support Lindon City's ongoing implementation strategy to increase the number of accessory dwelling units by reducing financial barriers and incentivizing development. In years prior to 2023, Lindon City saw little permit activity for detached ADUs. In contrast, over the past three years, the city has approved four new detached units, with one additional permit currently in review that will be included in the next reporting cycle.City staff believe that the elimination of impact fees has directly contributed to the increased interest and development of detached ADUs. Without this reduction in fees, it is likely the city would have continued to see limited growth in this housing category.

P

Use of Housing Set-Aside Funds for Moderate-Income Housing in the 700 North CDADuring the 2024–2025 reporting period, Lindon City has been actively negotiating with a local developer regarding the use of moderate-income housing set-aside funds. The developer currently has forty acres under contract within the 700 North Community Development Project Area, located in the Lindon Village Zoning District. Under the Community Development Area regulations, Lindon City is required to use 5% of the increment from the CDA towards moderate-income housing. Every year Lindon City provides a public RDA report to the Governors Office of Economic Opportunity (GOEO) which outlines the projected housing set aside amounts the city is anticipating it will collect to support moderate-income housing in the project area. Lindon City is actively collecting funds in order to work with developers on constructing moderate-income housing in the project area. The City is negotiating with a developer regarding the use of housing set-aside funds, paid in increments over a specified timeframe, to support the creation of moderate-income housing units within a planned multi-family development. A large retailer has been proposed for the development. According Utah Code 11-41-103, if the city provides a retail incentive then moderate-income housing units would be required based on square footage of the retailer. Negotiations for a development agreement began in February 2025, see attached developer application. This agreement would allow for moderate-income units based on the square footage size of the retailer user. The city has made a draft proposal to help off-set developer costs of the moderate-income units by using the housing set aside funds.At present, the Lindon Village zone does not permit residential uses. However, as part of the ongoing negotiations, Lindon City is considering amending the zoning code to allow residential development within this zone to help accommodate this project.A draft development agreement is in progress, with the proposed housing incentives to be included in the final version.Attached are the following supporting documents:1. The developer’s land use application for the proposed development agreement.2. Developers site planThese actions support the City's implementation strategy of utilizing RDA housing set-aside funds to incentivize moderate-income housing development. The collection of these funds over time from the 700 North CDA, Lindon City helps provide the financial ability to encourage the inclusion of moderate-income units. If the developer accepts the City's proposal, closes on the land, and moves forward with

construction, this strategy may directly result in the addition of moderate-income housing units within the Community Development Project Area.

L

During the 2022–2023 reporting year, the Lindon City Council approved Resolution 2023-12-R, which eliminates public safety impact fees for moderate-income housing units. See attached Resolution.In the 2023–2024 reporting year, the City received one building permit application (Permit #4777) for a duplex intended to be rented at moderate-income rental rates. Lindon City has an R2 Overlay Zone, which allows multi-family development within residential zones if certain development regulations are met and the property owner signs an agreement to rent the units at moderate-income rates. For this development, Lindon City waived the public safety impact fees.As outlined in Strategy 3, Lindon City is currently negotiating with a local developer for a mixed-use development (See attached site plan). These negotiations include a development agreement and a zoning ordinance amendment to allow residential uses. As part of the proposed development, the City is negotiating the creation of moderate-income units as part of the residential portion of the development and as an incentive to retail development.For the moderate-income units:1. The City will waive public safety impact fees in accordance with Lindon Resolution 2023-12-R.2. The City is considering a reimbursement for other impact fees.These actions support the City's implementation strategies by providing meaningful financial incentives of waiving and reimbursing impact fees for the inclusion of moderate-income housing. The waiver of impact fees and reimbursement of impact fees—along with the use of housing set-aside funds discussed in the previous strategy—could enable the developer to dedicate units for moderate-income housing in perpetuity.

J

During the 2023–2024 reporting period, Lindon City renegotiated its current development agreement with Ivory Homes for the Anderson Farms Development—an 880-unit project consisting of single-family homes, townhomes, and multi-family units.The revised agreement allows for significantly smaller single-family home lots. Of the 45 single-family lots:1. 7 lots range in size from 6,135 to 7,013 square feet, and2. 25 lots range from 2,924 to 3,688 square feet.The renegotiated agreement also permits the construction of 30 townhomes. It is anticipated that the inclusion of smaller lots and townhomes will result in more affordable housing options within the development. At the time of last year’s report, site work for this final phase had just begun. As of this report, the City has approved 65 of the 75 total building permits for the phase.In last year’s report, it was noted that the City Council, during its May 20, 2024 meeting, had decided to explore open space and height incentives for new developments. However, during the current reporting period, the City received a mixed-use development proposal in the Lindon Village Zone, which currently does not allow residential uses. (This is the same development referenced in Strategies Three and Four). The city has decided that it would evaluate the zoning incentive for housing in the Lindon Zone during this reporting year. After several meetings with the developer, Lindon City is considering the options to amend the Lindon Village zoning ordinance to allow residential units. This proposal would be formalized through a development agreement and zoning code amendment. The developer has filed a land use application with Lindon City for a development agreement. See attached for developer

application. The action taken by Lindon City to support the implementation of this strategy is a critical step—housing would not be permitted in the Lindon Village Zone without this zoning incentive. Originally established as a commercial zone around 2015–2016, the Lindon Village Zone prohibits residential uses. The City's willingness to use zoning flexibility as an incentive also opens the door for the construction of moderate-income housing within a mixed-use context. This approach not only supports affordability goals but also encourages a more vibrant and sustainable development.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E

During the 2024-2025 reporting period it was not necessary for Lindon City to adopt a land use regulation or decision to implement this strategy. The city yearly evaluates its ADU program, ordinance and permits and no amendments were needed during this reporting year.

Q

During the 2024-2025 reporting period it was not necessary for Lindon City to adopt a land use regulation or decision to implement this strategy.

P

During the reporting period, a land use application has been filed by a developer for approval of a development agreement. Due to the complexity of the project, development agreement proposal, and use of CDA housing set aside funds the review and approval of this development is ongoing. If the local developer decides to move forward with the project, during the 2025-2026 reporting period, the city then will be considering land use changes through approval of a development agreement and an amendment to the Lindon Village zoning ordinance to allow housing within the zoning district. The development agreement and ordinance amendments all support the implementation of the strategy by proactively working with a developer to plan for and use housing set aside funds to create moderate-income housing units. The city has provided a YouTube link of the July 2025 city council meeting with the most recent presentation of the project.

L

Lindon City is actively working on a land use decision for a mixed used development with a local developer. Unfortunately, this decision will encompass next years reporting period. Lindon City has in place the adopted 2023 Resolution to waive public safety impact fees.

J

The developer has submitted a land use application for a development agreement to allow a mixed use development with housing in the Lindon Village Zone. The city is currently

negotiating with the developer on this zoning incentive. Any land use decisions will come in the 2025-2026 reporting year.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E
None

Q
None

P
First, the current zoning regulations do not permit residential uses within the project area. While this presents an obstacle, Lindon City is willing to amend the city code to allow for residential development as part of a mixed-use project. This proposal represents the first serious opportunity for a developer to implement the City's strategy of utilizing housing set-aside funds for the creation of moderate-income housing. Negotiations are ongoing, and progress will continue into the next reporting cycle.Second, the developer has expressed a desire for additional incentives to support the project within the Community Development Project Area. While Lindon City has consistently proposed the use of housing set-aside funds for moderate-income housing, the developer is also requesting sales tax rebates and infrastructure incentives. These additional requests are still under discussion.Lindon City remains committed to working through the development proposal and is hopeful that the project will continue during the next reporting period.

L
The City is negotiating with a developer to amend zoning for residential. The developer has made a land use application for development agreement approval. The city and developer and working through the land use process.

J
The city is in the process of reviewing and negotiating a development agreement with a developer for a mixed use development. A land use application for the development agreement has been filed by the developer.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

The market has responded positively to the implementation of accessory dwelling units in Lindon. Each year the city approves double digit numbers of ADU units. With the promotion of ADU units, an ordinance that allows internal, attached and detached units, and with the elimination of impact fees the city provides multiple options for property owners to provide additional moderate-income housing.

Q

The market has responded very positive to the elimination of impact fees for detached accessory dwelling units. Prior to 2023, Lindon City had six detached accessory dwelling units. Since the elimination of impact fees for these units in 2023, property owners have constructed an additional four units with one more in review that will be identified in the 2025-2026 report.

P

The developer is favorable of using the housing set aside funds to create moderate-income housing units. The provided link is the the July 15, 2025 Lindon City Council Meeting where the developer presented and answered questions regarding the proposed development.

L

During the 2023-2024 reporting period, the response was strong in adding a new moderate-income duplex which came shortly after the city council agreed to waive public safety impact fees. During the current reporting period, the market still seems to be responding positively with the city willing to waive public safety impact fees for moderate-income housing in a new mixed use development.

J

The reason why the local developer is interested in developing the forty acres in the Lindon Village zone is due to the zoning incentive by the city to amend the zoning to allow residential. The residential uses help make the mixed use project more viable for the developer and creates additional moderate-income housing for Lindon City.

7. **Links to supporting documentation** *(Optional)*

E

Q

P
https://www.youtube.com/watch?v=_rk51WJfzs4

L

J

Attachment to supporting documentation *(Optional)*

E
F_25T9AmerWTuPjF5
July_2025_1 Newsletter.pdf
12811748
application/pdf

Q
F_10U7N8N78BjbHEM
July_2025_1 Newsletter.pdf
12811748
application/pdf

P
F_40K8cxU2BS0sVW1
Developer Site Plan.pdf
4250420
application/pdf

L
F_DrixJdrwTS5sO9H
Resoution-2023 -12-R.pdf
305705
application/pdf

J
F_1Dvc0dCmOO0U2uK
Developer Development Agreement Application.pdf
186076
application/pdf

FEEDBACK & 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,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

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Logan city

Who is filling out this report?
Mike DeSimone
Director Community Development
mike.desimone@loganutah.gov
435.716.9022

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://cms9files.revize.com/loganut/departments/admin/council/22-46%20Amended%202022%20Moderate%20Income%20Housing%20Plan.pdf

Link to general plan, moderate income housing element:
https://www.loganutah.gov/government/departments/community_development/projects_and_plans.php#outer-2824

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded.

When did the last zoning map or text amendment occur?
6-May-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
2,801

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.**
337

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.**
1,400

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.
Cost of construction, cost of borrowing (lending) high, market demand is slowing, some vacant lots are used for additional yard space with existing sfr's.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
Evaluated most recent development approvals, pending building permits, current construction data and aerial photos to determine numbers.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
Landlord Licenses

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, 2024 and July 31, 2025:
3

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
6 active Landlord Licenses

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

E

O

N

V

F

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

Adopted Ordinance 24-18 (10.1.24) revising Land Development ADU standards (17.37.070).

O

Explore partnership opportunities with Neighborhood Non Profit and/or others (Bear River Association of Governments) to produce MIH on City owned property at 300 North & 100 East

N

Work with local homebuilders or others to develop a Workforce Housing Priority Program available for public employees, teachers, first responders, veterans, and first time homebuyers.

V

2024 - Hire a consultant to prepare an updated Logan City General Plan.Logan City initiated the Logan 2045 General Plan project to prepare a new Citywide General Plan. This new General Plan will update policy and land use regulations creating and/or allowing 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. The “missing middle” type of housing is specifically being contemplated in many of the city’s traditionally detached residential neighborhoods and/or zones.

F
Logan City initiated the Logan 2045 General Plan project to prepare a new Citywide General Plan. This new General Plan will update policy and land use regulations affecting increased residential densities in commercial or mixed use zones near transit, commercial or employment centers.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E
Adopted Ordinance 24-18 October 1, 2024 expanding ADU's citywide, eliminated the existing ADA exclusionary zone around Utah State University, expanded ADU's to all zones (not just residential zones), and expanded the allowable types of ADU's from only internal ADU's to all types of ADU's.

O
Logan City has an agreement with the Bear River Association of Government (BRAG) to collaborate on MIH housing located on City owned property at 300 North & 100 East. BRAG functions as the Logan Housing Authority and administers the Section 8 housing voucher program for Logan City.

N
In 2022, Logan City improved 100 West including a new bridge over the Logan River. In order to have sufficient ROW and construct these improvements, the City acquired adjoining properties that included three existing single family residential dwellings. These homes were removed to make way for the road and bridge improvements. Originally, the remaining property post road improvements were going to remain as vacant parcels used for either parking or just landscaped and maintained. City Staff approached the Mayor about converting this residual property into moderate income housing. The net result is that the site, which contains land area on either side of 100 West (600 South), will contain 8 new, income qualified, owner occupied homes labeled as Workforce Housing and targeted towards public employees, teacher, etc. Logan City staff issued a Request for Qualifications (RFQ) in June of 2024 seeking a development group to partner with the City in providing affordable workforce housing on the City owned property at 600 South & 100 West. Through this process, the City selected Visionary Homes in August of 2024 to begin work on the project. The purpose of this partnership is to construct 8 new residential units on approximately .70 acres marketed towards municipal employees (police, fire, support), teachers, or any other profession that is considered essential workers/workforce and will fall under 120% of AMI. The City is donating the land, and waiving impact and building permit fees to help reduce the overall housing costs. The developer is preparing the preliminary & final plat, construction drawings, constructing 8 new attached, owner occupied residential units on two properties totaling approximately .70 acres, installing all utility

improvements, and will be marketing and managing the sale of the new homes. A six year deed restriction will be recorded with each unit requiring owner occupancy. All new purchasers will be income qualified and have to fall under 120% of AMI. This program is specifically being marketed to essential workers, and while it is not a traditional mortgage assistance program, the price point of these units is well below the average market rates of similar housing in Cache County thereby offering a lower entry point into the housing market along with a reduced mortgage. Visionary is also working with a lender to be the project's & buyers preferred lender to help streamline the borrowing process and reduce overall costs.

V

Logan City was awarded a Utah Permanent Community Impact Fund Board Grant for the General Plan Update. The grant was awarded for the time period of 11/20/2023 – 11/1/2025 and was amended 9/30/2024 to extend the grant end date to 11/1/2026. Logan City signed a Professional Services contract with Houseal Lavigne Associates on October 8, 2024 to prepare the new Logan City General Plan. The consultants held project initiation workshops with city staff, city elected and appointed officials, the project steering committee and the general public January 15 – 16, 2025. Extensive public engagement and outreach through an online presence, online survey, online map social, and community workshops are currently underway. Visioning workshops with the Logan 2045 General Plan Steering Committee and Community members were conducted on April 10, 2025.The Existing Conditions Analysis was submitted to Logan May 15, 2025 by Houseal Lavigne. Vision and Goals Workshop scheduled with the Logan 2045 General Plan Steering Committee June 25, 2025.A revised Vision, Goals, Key Recommendations, and Future Land Use document has just been uploaded onto the Logan 2045 General Plan project website.

F

Logan City was awarded a Utah Permanent Community Impact Fund Board Grant for the General Plan Update. The grant was awarded for the time period of 11/20/2023 – 11/1/2025 and was amended 9/30/2024 to extend the grant end date to 11/1/2026. Logan City signed a Professional Services contract with Houseal Lavigne Associates on October 8, 2024 to prepare a new Logan City General Plan. Project initiation workshops were held with city staff, city elected and appointed officials, the project steering committee and the general public January 15 – 16, 2025. Extensive public engagement and outreach through an online presence, online survey, online map social, and community workshops are currently underway. Visioning workshops with the Logan 2045 General Plan Steering Committee and Community members were conducted on April 10, 2025.The Existing Conditions Analysis was submitted to Logan May 15, 2025 by Houseal Lavigne and is available on the Logan 2045 General Plan project website. Vision and Goals Workshop scheduled with the Logan 2045 General Plan Steering Committee June 25, 2025. A revised Vision, Goals, Key Recommendations, and Future Land Use Map are now available on the project website.We are anticipating the new General Plan will be adopted in early 2026 and we will be following that with an updated Land Development Code sometime in later 2026.The City is evaluating the current land use surrounding the existing transit station. Land to the north is zoned for detached single family residential development. Immediately north is an older LDS chapel and large open areas that would be a prime area for

additional residential density and possible a Mixed Use project. Similarly, the eastern half of the block to the NW is also a transitional area and is planned for commercial/mixed use but is currently zoned single family residential. This area is also prime for some level of additional development and residential density.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E

Logan City adopted Ordinance 24-18 on October 1, 2024 expanding ADU's citywide. Specifically, the LDC code changes eliminated the existing ADA exclusionary zone around Utah State University, expanded ADU's to all zones (not just residential zones), and expanded types of ADU's from initially only permitting internal ADU's to allowing for all types of ADU's citywide.These rule changes permit the broader use of ADU's citywide. Three building permits have been issued during 8.1.24 - 7.31.25 for new ADU's.

O

The City and BRAG have partnered to develop this 1.0 acre site with housing serving low income and disabled senior residents (Section 8 Housing). Logan City's contribution to the project will be property donation, waiving most impact and building permit fees, and facilitating a rezone request to a zone which permits a higher residential density. BRAG, through its development team, will undertake project design, construction and overall project management. BRAG's target is 40 dwelling units per acre serving low income senior and disabled residents. BRAG is in discussions with neighboring property owners about acquiring additional property in order to expand the project scope/scale. BRAG is in the process of applying to the Utah Housing Corporation for State and Federal funds and Low Income Housing Tax Credits (LIHTC) for this project. Logan City Mayor Holly Daines has sent a support letter to the Utah Housing Corporation dated May 22, 2025.

N

The Townhomes at River Crossing - 8 unit Townhome project scheduled to start construction in August of 2025. The Purchase & Sales/Development Agreements are final legal review and scheduled to be recorded with final subdivision plat by 8.1.25.Right of Way Vacation approved by the Logan City Council (Ordinance 24-25) on 12.03.24. Subdivision and Design Review permits issued on 1.9.25 (PC 25-002).The Townhomes at River Crossing Groundbreaking 5.29.25.Final subdivision plat signed June 6, 2025 with final recordation by 8.1.25.Building permits issued and construction starting August, 2025.Contractor is currently working on utility extension to the properties.

V

Logan's 2045 General Plan is scheduled for adoption in early 2026 and will provide a policy framework for updating the City's Land Development Code to potentially include some multi-family development in, or near, existing single family residential neighborhoods. This is an important issue that has been identified early in the process but need policy language supporting limited multi-family uses in predominantly single family neighborhoods. .

F

The new Logan 2045 General Plan will be adopted early 2026 and will provide a policy framework for updating the City's Land Development Code to potentially include additional residential density near transit, commercial or employment centers. These are important issues that have been identified early in the process but need policy language supporting a policy change. Specific land use regulation changes will follow later in 2026.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E

Negative perceptions about the impacts of student housing and that ADU's would contribute to more student housing in residential neighborhoods.

O

The project will require some type of City zoning action to permit the necessary densities to help make the project financially viable. BRAG is in the process of securing additional project funding and is in the process of applying for LIHTC and State/Federal funding.

N

Minor neighborhood opposition to the road vacations, subdivision and design review permits because they were unsure as to the impact on their private road adjacent to this site. Also some opposition to townhomes in their neighborhood. The amount of time it takes to get an agreement prepared, reviewed and agreed to takes a great deal of time.

V

Most people are supportive of the general concept. I would assume more public opposition once we start craft specific regulatory language allowing for limited or scaled multi family in sfr neighborhoods.

F

A significant barrier or issue that comes up with these issues is the fact that Logan is home to Utah State University and permanent residents are sensitive to the over saturation of residential neighborhoods with additional multi-family housing regardless of the scale. They are concerned about additional impacts from additional student housing in their neighborhoods.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

Since the inception of the internal ADU program in 2021, Logan has permitted five (5) internal ADU's. Since the rule changes in October, 2024 expanding ADU's, Logan has permitted an additional three (3) ADU's. Link to Ord. 24-18 is below.

O

No response yet.

N

Nothing yet.We are hoping to replicate this process on other properties in the City.

V

None yet.

F

None yet.

7. **Links to supporting documentation** *(Optional)*

E

https://www.loganutah.gov/government/mayor_s_office/city_recorder/ordinances.php#outer-11736

O

N

V

F

www.loganutah.gov & https://logan-ut-general-plan-hlplanning.hub.arcgis.com/

Attachment to supporting documentation *(Optional)*

E

O

N

V

F

FEEDBACK & 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

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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
385-414-3950

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.utah.gov/pmn/files/895819.pdf

Link to general plan, moderate income housing element:
https://www.msd.utah.gov/DocumentCenter/View/309/2022-Magna-Moderate-Income-Housing-Plan---Screen-Version-PDF

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://gis.msd.utah.gov/server/rest/services/MSD_Zoning/FeatureServer

When did the last zoning map or text amendment occur?
2-Jun-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
1809

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.**
120

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.**
800

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 often plays a role in reducing the number of units from the maximum allowed to a number that is perceived to be more in line with existing conditions within the immediate area. Several parcels could accommodate additional housing, but the property owners are uninterested in developing them. These are typically parcels zoned for agricultural use.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
Within Magna, the Mahogany Ridge Development agreement has entitled 816 units. They have begun work on phases 1 and 2, completing around 20 units to date.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
13
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
12

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

B
G
F
P
W

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

B

The Magna Moderate Income Housing plan identifies, “investment in the rehabilitation or expansion of infrastructure that facilitates the construction of MIH” as the first of their strategies on pg. 56 of their plan. The plan emphasizes the importance of improving walking/biking facilities within the community, especially ensuring connectivity to schools through safe walking routes. During the reporting period, Magna staff have continued active coordination with the Utah Department of Transportation (UDOT) to advance plans for a new signalized intersection at Cordero Drive and 8400 West (SR-111). The project will include pedestrian crosswalks and traffic signaling to improve circulation and safety in an area experiencing significant residential growth. Importantly, the intersection will serve as a key access point to the new Cyprus High School, supporting safe routes to school and improving walkability in adjacent neighborhoods.In parallel, staff have worked closely with Ivory Homes and the developers of the Mahogany Ridge subdivision to ensure the development of a multi-use path that will link the 4100 South corridor to the 8400 West (SR-111) corridor. This trail and continuous sidewalk network will create a north-south connection between Magna’s fast-growing southern residential areas and the Arbor Park commercial center. The planned route will also intersect with an improved railroad crossing on 8400 West, further enhancing pedestrian safety and mobility, especially for students and residents navigating the corridor on foot or by bicycle.In coordination with Salt Lake County Parks and Recreation, Magna staff have also helped to identify a preferred alignment for the Utah & Salt Lake Canal Trail. As part of this effort, the trail route will include relocating an existing pedestrian HAWK signal crossing to encourage safer and more productive use of the

protected crossing, aligning it with the proposed trail. This adjustment will support safe routes to multiple elementary schools and the new Cyprus High School, while reinforcing long-term goals for walkability and connected neighborhoods.Together, these infrastructure investments play a critical role in supporting Magna's broader strategy to facilitate the development of affordable and attainable housing. By improving pedestrian safety, enhancing connectivity, and integrating neighborhoods with commercial, civic, and school destinations, the community is better positioned to accommodate a growing population without overburdening the transportation network. Well-planned infrastructure ensures that new housing, particularly workforce and entry-level options, can be successfully integrated into the community fabric, providing residents with access to essential services, educational institutions, and job centers without requiring automobile dependence. This coordinated approach aligns with Magna's vision for equitable growth, neighborhood resilience, and inclusive economic development.

G

Magna selected a strategy to, "amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit corridors" on pg. 60 of their MIH plan. Magna has limited access to public transportation within the city, having only one public transportation option, the UTA route 35 bus line. The effective terminus of this line is Magna's Historic Commercial District. To facilitate the development of additional affordable housing options within this transportation-served commercial district, on March 28, 2023, the Magna Metro Township Council adopted Ordinance 2023-O-05, amending Title 19 of the Municipal Code to reclassify several properties from C-3 Commercial to the Downtown Historic District Mixed-Use (DH) zone. This zoning change was intended to encourage reinvestment and promote a pedestrian-oriented, mixed-use development pattern in Magna's historic core.Since the adoption of the DH zone, Magna City staff have actively worked to support and engage the development community in leveraging this new zoning opportunity. Despite outreach and ongoing coordination, no new development has occurred within the rezoned area to date. Through conversations with property owners and potential developers, it became clear that certain limitations in the original ordinance were acting as a barrier to investment, particularly the exclusion of drive-through commercial uses.In response, the city undertook a zoning amendment to better align the DH zone with market interest while preserving its foundational design intent. A key component of this amendment was the addition of "drive-through" as a permitted use within the DH zone. Previously, the code restricted such auto-centric features to maintain a walkable, historic character. The update allows for drive-through retail or service windows, such as those for coffee shops, pharmacies, or financial institutions, provided they are integrated into site designs that preserve pedestrian connectivity and scale.This adjustment demonstrates Magna's flexible, proactive approach to zoning, one that responds to community and developer feedback while remaining committed to the revitalization of the downtown area. By expanding the range of permitted uses, the city aims to unlock new opportunities for investment, increase the viability of underutilized parcels, and ultimately encourage development that complements both the economic and cultural fabric of the community.

F

The third strategy selected by the city calls for zoning or rezoning for higher-density or moderate income residential development. This strategy, identified on pg. 63 of the MIH plan, emphasizes the importance of zoning and rezoning for higher density housing options with areas of the city that are best equipped to absorb growth, especially those areas that are currently, or will be serviced in the future by public transportation opportunities. During the reporting period, Magna City and municipal staff worked in partnership with Habitat for Humanity to facilitate the rezoning of a 0.5-acre parcel from A-1 (Agricultural) to R-1-8 (Single-Family Residential) zoning. This rezoning action enabled the development of two single-family homes on the site that is indicated to be adjacent to the future UTA route 31 bus line. The homes will be offered through Habitat for Humanity's affordable homeownership program, which provides 0% interest mortgages and requires significant "sweat equity" contributions from future homeowners. These homes are intended to serve households earning 30% to 60% of the area's median income (AMI), helping to expand affordable housing opportunities within the community.This project reflects Magna City's ongoing efforts to support attainable homeownership while balancing neighborhood character and housing needs.

P

The fourth strategy selected by Magna City, identified on pg. 66 of the MIH plan, emphasizes the strategic use of funding set aside from a Community Reinvestment Agency or like organization to create or subsidize moderate income housing. During the reporting period, Magna City formally established its own Community Reinvestment Agency (CRA) and successfully facilitated the transition of properties and funds from Salt Lake County Economic Development, which had previously fulfilled this role. The establishment of Magna's CRA positions City leadership and staff to take a more proactive and direct role in the redevelopment of commercial areas, supporting the City's long-term goals for revitalization and housing opportunity.Salt Lake County, through its Redevelopment Agency (RDA) acting on behalf of Magna City, provided financial support to the Arbor Park / Linden Hill mixed-use development via a Tax Increment Reimbursement Agreement (TIRA). As part of the Magna Arbor Park Urban Renewal Area, the County agreed to reimburse the developer for eligible construction hard costs, such as public infrastructure, streetscape, and utility improvements, as the project generated new incremental property tax revenue.Key elements included:•Project Area Inclusion: Linden Hill was incorporated into the County's Urban Renewal Area, making it eligible for tax-increment financing.•Reimbursement Terms: Under the TIRA, Wasatch Commercial Builders is reimbursed a portion of the tax increment each year after the project's completion. Early-phase developments (built within the first 10 years of the area's designation) receive a higher reimbursement percentage.•Revenue Allocation Structure: A 2025 interlocal agreement formally transferred assets and tax increment rights from the County to Magna for the Arbor Park Urban Renewal Area, enabling Magna to directly administer future reimbursements and project oversight.•Amendments and Adjustments: The County authorized amendments to the original TIRA, loan, and related agreements to accommodate the onset of tax increment distribution, expected to be around $150,000 in the first year, and revised disbursement procedures.Overall, Salt Lake County's redevelopment investment and now Magna City have helped catalyze the Arbor Park project by offsetting upfront infrastructure costs, boosting streetscape enhancements

and public realm elements tied to affordable, mixed-use housing, elements essential to the project's economic viability and community integration.

W

The final strategy selected by Magna City, as identified on page 69 of the Moderate Income Housing (MIH) Report, focuses on fostering a regulatory environment that encourages the development of "missing middle" housing types. In Magna, the most effective means of increasing housing opportunities within established neighborhoods is through the promotion of both internal and external accessory dwelling units (ADUs).To ensure the City's regulatory framework provides clear, accessible guidance on where and how ADUs may be constructed, the City Council directed staff in the fourth quarter of 2024 to begin implementing targeted strategies aimed at facilitating greater ADU construction. These efforts included:•A reduction in annual business licensing fees associated with ADUs.•The elimination of addressing fees for ADUs, reducing the financial barriers to their establishment.Additionally, Magna City is in the process of developing an ADU Amenity Program designed to further support homeowners by providing:•Design guidance to ensure ADUs are well-integrated within existing neighborhoods.•Resources and potential incentives to encourage the creation of legal, safe, and thoughtfully designed ADUs.These initiatives reflect Magna City's broader commitment to expanding attainable housing options through thoughtful, incremental infill development that aligns with the community's existing character.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

B

Magna leadership and staff have actively engaged in multiple coordination meetings with UDOT to advocate for a revised corridor designation for the southern section of the 8400 West (SR-111) corridor. The goal of this effort is to reclassify the corridor from its current rural designation to one that more accurately reflects its emerging character as a residential and commercial zone. This reclassification would allow for a reduction in speed limits consistent with increased development, higher pedestrian activity, and the municipality's long-term vision for a safer, more walkable community.The updated designation would better align transportation policy with land use reality, supporting safer conditions for pedestrians and cyclists while reinforcing ongoing investments in affordable housing, schools, and mixed-use development. Anticipated increases in foot traffic, driven by new housing construction and improved access to the new Cyprus High School and commercial amenities like Arbor Park, necessitate a more urban approach to corridor management.Magna has prioritized transparency and public awareness throughout this process, providing periodic updates during municipal council meetings to keep residents informed of ongoing discussions with UDOT and the anticipated benefits of a revised corridor designation. These efforts reflect the municipality's proactive approach to aligning infrastructure,

safety, and land use goals in a period of rapid growth and transformation. Construction of the signalized intersection began in July of 2025.

G
Magna City amended its Historic District Mixed-Use (DH) zoning to allow drive-through facilities via Ordinance 2024-O-11, which was enacted on August 27 of 2024.

F
On April 22, 2025, Magna City Council approved a zoning map amendment from A-1/zc (AGRICULTURAL) TO R-1-8 (RESIDENTIAL) in support of the Habitat for Humanity housing development project.

P
Magna City has worked closely with Wasatch Commercial Developers to bring the Linden Hill Apartments, also known as the Arbor Park community, to fruition as a key component of the city's evolving mixed-use development strategy. Located at 8279 W Arbor Park Drive, this 286-unit residential community exemplifies Magna's commitment to building high-quality, livable neighborhoods that serve a diverse population while integrating residential and commercial activity in a walkable setting.Throughout the planning and development process, Magna collaborated with the developer to ensure that Linden Hill would not only meet modern housing standards but also enhance the comfort and convenience of both residents and visitors. The project includes a mix of one-, two-, and three-bedroom apartments, complemented by amenities such as a community clubhouse, fitness center, swimming pool, playground, dog park, and on-site commercial pads. These features provide opportunities for recreation, social gathering, and daily services, all within walking distance.Importantly, the Linden Hill development supports broader city goals around multimodal connectivity and access to community amenities. Located near the intersection of Arbor Park Drive and 8400 West, the site connects to key corridors serving Magna's schools, parks, and retail centers. As part of the broader Arbor Park development agreement, the City and developer coordinated improvements to surrounding infrastructure, including sidewalks, trail connections, and plans for enhanced pedestrian crossings along 8400 West. These improvements will eventually tie into the Utah & Salt Lake Canal Trail and help create a safer, more connected community for both pedestrians and cyclists.Linden Hill also plays a central role in Magna's long-term strategy to increase the availability and diversity of housing within the city. By offering a variety of unit sizes and configurations, the development provides rental options for singles, families, and seniors alike. This type of infill housing, integrated with commercial services and transit access, contributes to overall affordability while reducing reliance on automobile travel.In supporting the Linden Hill project, Magna City has demonstrated its commitment to thoughtful, partnership-driven growth that balances housing opportunity, mobility, and placemaking. The result is a vibrant mixed-use community that enhances livability and aligns with the city's broader vision for sustainable, inclusive development.

W

License & Fee Schedule Updates (Effective July 1, 2025)•The current fee schedule formalizes a $50 annual business license for ADUs, reflecting their permitted status and tying them to standard licensing processes.•The $40 “per-lot” addressing fee does not apply to ADUs, meaning no additional address assignment fee is required when creating an ADU.Utilities: Separate Metering Allowed•On April 8, 2025, the City Council adopted an amendment to §19.15.140, authorizing separate utility meters (e.g., water and sewer) for detached ADUs—a departure from previous policy that required shared meters.Adjusted Allowable Areas and Zones •Ordinance no 2024-0-17 on December 10, 2024 clarified that internal accessory dwelling units and attached accessory dwelling units are permitted uses in the R, A, and PC Zones on lots of an area of 6,000 square feet or greater. •DADUs may be constructed on lots with an area of 8,000 square feet or greater. With the exception that DADUs are permitted on lots with a minimum of 6,000 square feet if Magna has approved design standards for the same as part of a development agreement. •The grounds of a church, synagogue, mosque or other religious institution may include one attached or detached accessory dwelling unit for the use of the leader of the congregation, a caretaker, or other employee of the congregation. A detached ADU may be constructed on lots with an area of 12,000 square feet or greater.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

B

As part of its ongoing efforts to align transportation infrastructure with evolving land use patterns, Magna City has formally submitted a request to the Utah Department of Transportation (UDOT) seeking key regulatory and design decisions for the 8400 West (SR-111) corridor. These requests reflect Magna’s intention to ensure that roadway design supports the City’s land use goals, particularly in areas transitioning from rural to more urban residential and commercial uses.The primary request centers on reclassifying the southern segment of the 8400 West corridor, from 3500 South to 4100 South, to a Category 5 Access Designation. This change would more accurately reflect the corridor’s emerging character as a mixed-use, residential, and commercial zone, as opposed to its current rural designation. As part of this reclassification, Magna has also requested a reduced and standardized speed limit of 35 miles per hour to enhance safety and promote walkability in this developing area. These changes are critical to supporting planned and approved developments, including affordable housing, schools, and commercial centers, all of which depend on a transportation network that prioritizes pedestrian access and safety.In addition to regulatory reclassification, Magna has proposed specific design adjustments at the intersection of Cordero Drive and 8400 West, where a signalized intersection is currently being planned in coordination with UDOT. The City has requested modifications to the curb design on both the east and west sides of the intersection to support a continuous multi-use path, an 8-foot park strip, and traffic-calming curb extensions. These improvements will support safe routes to school, particularly to the new Cyprus High School, and facilitate multimodal transportation options in a rapidly urbanizing corridor.Together, these requests

represent a strategic land use and transportation coordination effort by Magna City to ensure that infrastructure decisions align with long-term growth, development patterns, and community needs. By advocating for regulatory updates and complete street design principles, Magna is working to create a safer, more connected, and equitably built environment, particularly in support of new affordable housing and the associated increase in pedestrian activity.

G

This zoning amendment reflects Magna's recognition of the evolving needs of local businesses and consumers, while upholding the core principles of the Historic District Mixed-Use (DH) zone. Even with the addition of drive-through uses, the City has retained key design standards to ensure that these features are integrated thoughtfully, typically accessed from side or rear lanes, to preserve the district's walkable streetscape and historic character.By allowing uses such as drive-through cafes or pharmacies, the revised DH zone expands commercial flexibility for property owners and tenants, encouraging reinvestment in the downtown core. These new opportunities are expected to help revitalize underutilized parcels, strengthen the local business base, and improve access to essential goods and services, particularly for seniors, families, and those with limited mobility.Ultimately, the updated DH zone exemplifies Magna's adaptive and responsive approach to land use planning: one that accommodates economic modernization while protecting the unique identity and heritage of the community's historic center.

F

By approving this rezone, Magna City expanded opportunities for affordable housing within the community while maintaining compatibility with the surrounding neighborhood character. The project reflects the City's commitment to supporting attainable homeownership options and addressing local housing needs through thoughtful land use decisions.

P

During the reporting period, Magna City staff prioritized their efforts in supporting the successful delivery of the Arbor Park (Linden Hill) mixed-use development. Recognizing the complexity and scale of the project, staff played a proactive role in assisting the developer, Wasatch Commercial Builders, in navigating challenges related to site construction, infrastructure coordination, and amenity delivery. This support resulted in the creation and management of over a dozen building-related work cases, each essential to keeping the project on track with its proposed timeline and ensuring the full build-out of amenities as committed in the original development proposal.The project received its business license in December 2024, marking a major milestone in bringing new mixed-use housing options to Magna. The development contributes significantly to the City's goals of increasing housing affordability and diversity by delivering a blend of unit types alongside recreational and commercial amenities, all within a walkable, connected setting. The hands-on coordination provided by Magna staff throughout the construction phase was instrumental in realizing this vision and in ensuring the long-term success of one of the city's most impactful residential projects to date.

W

To address limitations on ADU development, Magna City staff investigated practical challenges faced by applicants—particularly issues related to installing ADUs on existing residential properties. One significant barrier was the prohibition on separate utility metering. Staff determined that other provisions in the ADU ordinance already addressed the concerns that originally justified this restriction. In response, staff crafted a policy solution that reduced financial burdens for applicants while maintaining neighborhood character. A targeted ordinance revision was prepared, reviewed by the Planning Commission, and adopted, demonstrating the City's commitment to removing unnecessary barriers and supporting responsible ADU development. This change supports the use of ADUs as a source of supplemental income for homeowners and contributes to increasing the local housing supply, particularly affordable rental options within existing neighborhoods. Approval of the 2025 Fee Schedule: The City Council approved the Planning and Development Services 2025 Fee Schedule during this reporting period. The updated schedule aligns permitting costs more closely with service delivery and supports greater transparency and predictability for applicants. Adjustments were made to ensure that development-related fees do not present a disproportionate barrier to ADU applicants or small-scale residential infill projects, thereby supporting broader housing affordability goals. These actions demonstrate Magna City's ongoing commitment to implementing housing strategies through thoughtful, targeted land use decisions that reduce regulatory barriers and create a more supportive environment for moderate-income housing development.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

B

Throughout the process of coordinating with UDOT and other stakeholders to improve the 8400 West (SR-111) corridor, Magna City has encountered several notable barriers that have required ongoing negotiation and adaptive planning.One significant challenge has been UDOT's reluctance to reduce the speed limit to the levels requested by the City. UDOT expressed concerns that lowering speeds could adversely affect traffic flow on the descending grade from the Bacchus Highway south of the 4100 South corridor. Addressing these concerns also necessitated complex negotiations over the removal of a runaway truck ramp located north of the 4100 South intersection, which further complicated corridor planning and safety considerations.Additionally, the design and layout of the adjacent Mahogany Ridge development to the east required significant reconfiguration to accommodate the corridor improvements. The City had to work closely with the developer to revise setbacks and easements, ensuring that the road alignment along Cordero Drive within the subdivision met intersection geometry standards while also supporting safe pedestrian circulation consistent

with the City’s multimodal goals.The impending opening of the new Cyprus High School in fall 2025 introduced further constraints. With limited time before the school’s opening, the City faced challenges in securing additional funding to enhance the corridor’s pedestrian environment. As a result, some desired streetscape features, such as street trees within the park strip and a landscaped center median, already incorporated in recent improvements north of the project area, could not be immediately included in the current project phase.Despite these barriers, Magna City remains committed to collaboration and creative problem-solving to ensure that corridor improvements balance traffic safety, pedestrian accessibility, and community livability, particularly as the area continues to grow and change.

G

The decision to amend the Historic District Mixed-Use (DH) zone to allow drive-through windows was not without debate. Some members of the City Council and planning staff initially expressed concern, emphasizing that the original intent of the DH zone was to promote a pedestrian-first development pattern within Magna’s historic core. They feared that introducing auto-oriented uses could compromise the walkability and character that the zone was designed to protect.However, following thoughtful discussion and strategic modifications to the ordinance language, a consensus was reached. It was acknowledged that allowing drive-throughs, when carefully designed and located, could expand the range of commercial opportunities without undermining the zone’s pedestrian focus. The revised code was seen as a pragmatic response to market interest, reflecting a willingness to adapt to attract new investment. By demonstrating flexibility and responsiveness to the development community, the City hopes to stimulate new projects on currently vacant or underutilized parcels, while still upholding the design principles that make Historic Main Street a unique and welcoming destination.

F

Magna City’s recent collaboration with Habitat for Humanity centered on a small-scale infill housing project located within an established neighborhood. The process became a point of significant public controversy and required multiple revisions before achieving City Council approval.Habitat for Humanity’s initial proposal sought a rezone to a multi-family designation to accommodate three duplexes (six units total) on the site. This proposal faced immediate and vocal opposition from nearby residents, who raised concerns over:•Increased density incompatible with existing neighborhood character.•Building height and massing relative to adjacent homes.•Perceptions of future residents, often framed through stigma associated with affordable housing.Public sentiment at hearings was largely negative, with community members expressing fears about neighborhood impacts and property values.In response to community feedback and council hesitance, municipal staff and Habitat for Humanity worked collaboratively to modify the proposal. A Second Proposal reduced the project to two duplexes (four units total) with a lower-density zoning request. Despite significant concessions in density and design, this revised proposal was again met with strong opposition from neighboring residents and ultimately rejected by the City Council.A third and final proposal was brought forward, further reducing the scope to two detached single-family homes. This iteration sought to better align with the surrounding neighborhood’s single-family character and density expectations. Although opposition persisted from some residents, this proposal was ultimately approved by the City

Council.The project reflects a compromise solution, balancing Habitat for Humanity's mission of providing affordable homeownership opportunities with neighborhood concerns about scale and density.

P
The development of the mixed-use apartments faced numerous setbacks throughout the process, some of which posed a serious risk to the project's timeline and viability. At several points, it appeared that the City might need to allocate additional municipa

W
Magna has experienced a noticeable increase in ADU building applications; however, applicants rarely pursue the corresponding business license required for ADU rentals. In many cases, applicants state that the unit is being rented to a family member, which exempts them from licensing requirements under current regulations. While this practice is not inherently problematic, it likely contributes to an underrepresentation of active ADU rentals within the community.Additionally, both municipal staff and leadership believe there may be a significant number of unreported or unpermitted ADUs operating in Magna. These assumptions are often based on observations such as an unusually high number of parked vehicles at single-family homes or perceptions regarding the number of occupants at a residence.In response, the City is exploring the development of an ADU Amnesty Program. The goal of this program is to encourage owners of unreported ADUs to voluntarily come into compliance with the City's zoning and licensing requirements. By creating a supportive and non-punitive pathway to legalization, the City hopes to improve the accuracy of ADU data, ensure safer housing conditions, and reduce enforcement challenges related to occupancy and parking concerns.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

B
The impetus for improvements to city and state infrastructure at the Cordero Drive intersection and the surrounding corridors stems from two significant housing developments in the area: Gateway to Little Valley and Mahogany Ridge. The Gateway to Little Valley development, led by D.R. Horton and nearing completion, is a master-planned community featuring a mix of single-family homes and townhomes. This community offers a variety of amenities including walking trails, parks, pickleball and basketball courts, a playground, and a community pool with a clubhouse, enhancing the quality of life for residents.Meanwhile, the Mahogany Ridge community, developed by Ivory Homes as part of a larger 800-unit master plan, has begun construction on its first two phases of a planned six-phase development. This project focuses on affordable townhomes with two- and three-bedroom floor plans, alongside multiple neighborhood parks.Together, these developments are expanding Magna City's housing supply and diversifying the available housing typologies. By providing a broader range of housing

options, they improve affordability and help residents find homes better suited to their individual needs, supporting the city's commitment to inclusive and sustainable growth.

G

Magna City is currently processing its first development proposal within the newly established Historic District Mixed-Use (DH) Zone, marking a significant milestone in the City's efforts to revitalize its historic core. The proposed project includes a coffee shop at the ground level, with a drive-through window located at the rear of the building, accessed via a side street rather than Main Street. This thoughtful site design ensures that vehicle circulation remains off the primary pedestrian corridor, thereby preserving the walkable, safe, and welcoming environment the City envisions for Historic Main Street.In alignment with the DH zone's mixed-use objectives, the project also includes a second story with two residential units, bringing additional housing to the heart of Magna's downtown. By integrating retail, residential, and carefully managed vehicle access, the proposal reflects the intent of the DH zone to blend modern commercial viability with historic character and pedestrian-focused design.This project not only demonstrates the success of recent zoning amendments, such as the addition of drive-through uses, but also signals growing interest and investment in Magna's historic district. It represents a meaningful step toward the City's broader goals of economic revitalization, housing diversity, and placemaking in the downtown core.

F

In addition to the recently approved project, Habitat for Humanity owns a larger, undeveloped parcel within Magna that they have expressed interest in developing for future affordable housing. Preliminary discussions indicate this project could provide approximately thirty affordable housing units, significantly contributing to the city's efforts to expand attainable housing options for residents.To realize this future development, a zoning map amendment will be required to accommodate the proposed housing type and density. While the recent rezoning process for the smaller project faced notable public opposition, both City leadership and municipal staff remain optimistic that these prior challenges will not discourage Habitat for Humanity from pursuing this important opportunity.The City views this potential project as an important step toward addressing housing affordability and diversifying the community's housing stock while continuing to work collaboratively with trusted housing partners.

P

During the reporting period, the Arbor Park Apartments became available for rent and are actively leasing units. This project, alongside the development of 74 townhomes, 25 of which were completed within the reporting period, has significantly transformed the Arbor Park commercial district. Once an area focused solely on commercial and office uses, Arbor Park has now emerged as a vibrant mixed-use hub within Magna.This transformation aligns with Magna City's long-range vision to reimagine underutilized commercial areas as mixed-use neighborhoods that offer a greater variety of housing types. These efforts not only expand housing opportunities but also contribute to the creation of small-scale, attainable housing options that support a diverse range of residents.City leadership and municipal staff are optimistic that the success of Arbor Park's redevelopment will serve as a catalyst for additional

reinvestment in other commercial areas throughout the community. This approach is intended to further diversify Magna's housing stock while encouraging reinvestment in aging commercial corridors through thoughtful, mixed-use development strategies.

W
The city is hopeful that reductions to the fee schedule will result in significantly more ADU applications and rental licensing. While Magna has seen some increase in applications since these updates, planning staff and city leadership are excited about the potential of the anticipated amnesty program to encourage an even stronger response from the community and housing market.

7. **Links to supporting documentation** *(Optional)*

B

G
https://www.utah.gov/pmn/files/1168737.pdf?utm

F
https://www.utah.gov/pmn/files/1260913.pdf?utm

P
https://www.wasatchcb.com/project/arbor-park-apartments/

W

Attachment to supporting documentation *(Optional)*

B
F_3gNPaN1vrIPD0kU
Signal Project U-111 and Cordero 2.0.pdf
3307226
application/pdf

G

F

P

W

FEEDBACK & 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,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)*

It would be valuable to have representatives from the state visit our Planning Commission and City Council to provide an overview of the State's Moderate Income Housing Strategy. Such engagement would help illustrate how local actions can contribute meaningfully to this important statewide initiative. Additionally, support from the state in equipping our local leaders with tools, messaging, and resources would help them more effectively address community concerns and opposition to development types that are essential for expanding affordable housing opportunities. Strengthening this partnership can foster greater understanding and collaboration around a shared goal of ensuring housing accessibility for all residents.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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-ut.gov
801-806-9101

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://cms9files.revize.com/mapletonut/Signed%20Ord.pdf

Link to general plan, moderate income housing element:
https://cms9files.revize.com/mapletonut/Document_Center/Departments/Community%20Development/Planning/General%20Plan/MAPLETON%20CITY%20MODERATE%20INCOME%20HOUSING%20ELEMENT%20(2022%20update).pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://cms9files.revize.com/mapletonut/Zoning%20Map%20Layout%20February%202024.pdf

When did the last zoning map or text amendment occur?
2024

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
1686

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.**
450

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.**
1036

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.
Slower housing market, higher interest rates, higher development/infrastructure costs. Phasing large developments just takes time.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
Accessory apartment permit applications (not a conditional use or business license)

Total known number of Accessory Dwelling Units recorded as of the report submission date:
187
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
30

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
40

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
N/A

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

E

F

L

Q

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

The City's Housing Element states the following: "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 City also amended the accessory apartments ordinance on March 19, 2025 to further reduce regulations on detached ADUs. Prior to this year, the City required a minimum lot size of 1 acre for a detached ADU. The recent ordinance amendment now allows detached ADUs on lots of ½ an acre or larger. As previously mentioned, the City issued 40 ADU permits in the past year.

F

The City's 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." This strategy has been implemented and is ongoing. During the reporting year, the City issued a Certificate of Occupancy for 1 residential unit as part of a mixed use project.

L

The City's Housing Element states the following: "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."The City Council adopted an ordinance in 2023 waiving all impact fees for moderate income housing projects. The Council is required to adopt a fee schedule each year. On June 11, 2025 the Council again adopted an ordinance to no require impact fees for moderate income housing projects.

Q

The City's Housing Element states the following: "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. On June 11, 2025 the City Council adopted the 2025-26 fiscal budget and fee schedule. The adoption re-affirms the City's commitment to waive impact fees for ADUs.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E

As mentioned previously, the City amended the accessory apartments ordinance on March 19, 2025 to further reduce regulations on detached ADUs. Prior to this year, the City required a minimum lot size of 1 acre for a detached ADU. The recent ordinance amendment now allows detached ADUs on lots of ½ an acre or larger. As previously mentioned, the City issued 40 ADU permits in the past year.

F

The City inspected the construction of one mixed-use building and issued the CofO. The City also provides information regarding mixed-use opportunities to developers and property owners when they are looking at developing property in commercial zones.

L

On June 11, 2025 the City Council adopted the 2025-26 fiscal budget and fee schedule. The adoption re-affirms the City's commitment to waive impact fees for housing units that are deed restricted for moderate income.

Q

On June 11, 2025 the City Council adopted the 2025-26 fiscal budget and fee schedule. The adoption re-affirms the City's commitment to waive impact fees for ADUs.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E

As mentioned previously, the City amended the accessory apartments ordinance on March 19, 2025 to further reduce regulations on detached ADUs. Prior to this year, the City required a minimum lot size of 1 acre for a detached ADU. The recent ordinance amendment now allows detached ADUs on lots of ½ an acre or larger. As previously mentioned, the City issued 40 ADU permits in the past year.

F

The City issued the CofO for one mixed-use building. The City is currently reviewing concept plans for two mixed use projects that would include approximately 30 residential units.

L

On June 11, 2025 the City Council adopted the 2025-26 fiscal budget and fee schedule. The adoption re-affirms the City's commitment to waive impact fees for housing units that are deed restricted for moderate income.

Q

On June 11, 2025 the City Council adopted the 2025-26 fiscal budget and fee schedule. The adoption re-affirms the City's commitment to waive impact fees for ADUs and to encourage moderate income housing.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E

None - Community supports the ordinance and the goal of providing more ADUs.

F

None – the City Council and community support this implementation measure.

L

None- the City Council and community support the implementation of this measure.

Q

None – Council and community support this implementation measure.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

The City has seen an increase in ADU permits from year to year. We issued 14 permits in 2022, 21 in 2023 and 40 in 2024.

F

As mentioned previously, there is some interest in new commercial mixed-use projects. As the City's population grows, so will interest in commercial development. As commercial development interest grows, so will interest in mixed-use developments.

L

The City has not received any applications for deed restricted moderate income housing. With no public transit, limited job opportunities, limited commercial development and high land values, Mapleton is probably not an ideal location for a developer or housing authority to want to develop deed restricted moderate income housing. However, if there is interest, the City is prepared to receive it.

Q

The City has seen an increase in ADU permits from year to year. We issued 14 permits in 2022, 21 in 2023 and 40 in 2024.

7. **Links to supporting documentation** *(Optional)*

E

F

L

Q

Attachment to supporting documentation *(Optional)*

E
F_3Dtp7bNlkmsT1zQ
Ordinance.pdf
4381170
application/pdf

F

L
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Ord.pdf
208412
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F_3DpxbRdt7jZUvT6
Ord.pdf
208412
application/pdf

FEEDBACK & 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

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)*

Help ensure the legislation that is proposed to address housing actually has some meaningful impact on housing costs. It seems that much of the recent changes that have been made in the name of making housing more affordable, haven't actually impacted housing affordability at all.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

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

Midvale city

Who is filling out this report?
Moira Gray
Economic Development and RDA Project Manager
mgray@midvaleut.gov
3855229420

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://cms1files.revize.com/midvale/Document%20Center/Government/Departments/Recorders%20Office/Midvale%20City%20Ordinances/2022/Ordinance%20No%202022O14001.pdf

Link to general plan, moderate income housing element:
https://cms1files.revize.com/midvale/Document%20Center/Government/Departments/Redevelopment%20Agency/Housing/Housing%20Plan/Implementation%20Plan%20Genera.pdf

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https://planning-and-zoning-geohub-website-midvale.hub.arcgis.com/

When did the last zoning map or text amendment occur?
The last zone map amendment was on March 18, 2025, from a commercial zone to a multi-family residential zone. The last text amendment occurred on June 17, 2025, and it was to revise conceptual plans and locations of public roads within the Jordan Bluffs area.

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
3,262

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.
221 units over 82 parcels

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.**
46 units over 54 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.**
Midvale City does not require “will-serve letters” or their equivalent.

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 notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
Midvale does not track ADU rentals

Total known number of Accessory Dwelling Units recorded as of the report submission date:
156 – This is an estimate based on the number of ADU building permits approved on average per year. Midvale City is currently working with its software vendor to find a way to better track ADUs.
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
6 with 1 currently under review.

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
Midvale does not differentiate on its business license application whether a rental unit is for an ADU or not. it is simply a residential landlord business license application.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
Not applicable. Number of permits entered above.

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

K
L
N
O
P
U

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

K

• 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). • Review housing incentive programs, assess number of Moderate-Income Housing Units and make improvements to the application process

L

Create impact fee policy to increase moderate income housing and incorporate the policy into city code as adopted by City Council.

N

Monitor contractor and program performance • Support 10 households with DPA and homeownership education • Support up to 10 households with Home Repair loan or grant • Require quarterly reports from program administrator Market and promote the programs: mailers, brochures, website information

O

Purchase property from UDOT and seek out partner to develop and manage a duplex for affordable housing.

P

• 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

U

Implement and monitor the station area plan.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

K

Upper Floor Housing Initiative • There is currently a 3-story apartment community under construction that is utilizing our Upper Floor Housing Initiative to keep 50 units at 60% AMI. This initiative is creating more moderate-income housing supply along Midvale Main Street. Promote the Good Landlord Program • The Good Landlord Program is required in order to participate in our Upper Floor Housing Initiative program. The program (and its associated savings for landlords) is featured on the cover page of Midvale's Residential Landlord Application and is also marketed on our Midvale City Business License webpage. 39 people signed up for the Good Landlord Program during the reporting period. Approach Developers and negotiate moderate income housing incentives through Tax Increment Reimbursement Agreements (TIRA) • The Midvale City Redevelopment Agency continues to approach and has set up multiple meetings 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. Review housing incentive programs, assess number of Moderate-Income Housing Units and make improvements to the application process • The Midvale City Redevelopment Agency is currently revising the Upper Floor Housing Incentive program based on two completed development projects under the program. These updates will also inform affordable housing projects across the city moving forward.

L

During the reporting period a Transportation Study was completed, and Midvale City decided to not charge impact fees due to not fitting the eligible transportation requirements because of the maturity of our transportation study. A Parks and Open Space Study is currently underway, which will determine if any impact fees are eligible for parks. The City is currently working with a consultant on the fee study, and its outcome may provide recommendations on implementing impact fees for new developments.

N

Monitor contractor and program performance • Midvale City continues to monitor our contractor, NeighborWorks Salt Lake, as they administer our Down Payment Assistance and Home Repair Loan programs. The Down Payment Assistance program provides loans of up to $20,000.00 ($25,000.00 for employees of the municipality or employees of public employers that operate within county/municipality). The Home Repair Loan program assists low-to-moderate income individuals/families who are at 80% AMI and below. These programs help to stabilize households in the City and improve housing stock quality and diversity. • During the reporting period we changed from quarterly reports from our program administrator to monthly reports. During the reporting period we completed the following loans/grants: • 3 Down Payment Assistance loans for individuals/families at or under 80% AMI. • 9 Home Repair Loans for individuals/families at or under 80% AMI Market and promote the programs: mailers, brochures, website information • Marketing to promote our housing programs is handled by the administrator. NeighborWorks continues to promote our Home Repair and Down Payment Assistance programs at senior centers, libraries, and other targeted areas. The programs are also featured on our respective websites, and the City has flyers for the programs available. In addition, in October of 2024 Midvale sent flyers advertising the programs to every household in Midvale (over 16,500 flyers).

O

Midvale City is currently preparing a plan and budget for the purchase of a property owned by UDOT. Once purchased, the City will work with a partner organization(s) to build and manage a duplex for affordable housing.

P

Monitor existing tax increment reimbursement agreements involving affordable housing incentives. • Midvale City continues to monitor existing tax reimbursement agreements. Using RDA funds to support new and future affordable housing programs including: DPA, Home Improvement Loan/Grant program, Upper Floor Housing Initiative • Midvale continues to expand its affordable housing programs, including our Down Payment Assistance and Home Repair Loan (HRLP) Programs. During the reporting period the HRLP was awarded an additional $100,000.00 in CDBG funds, in addition to its existing program budget of $100,000.00.

U

In the previous reporting period Midvale approved three Station Area Plans. All three plans were approved and funded by WFRC. During the reporting period, Midvale's City Council made changes to the Transit Oriented Development Overlay Zone in order to implement recommendations made in the Station Area Plans. A feasibility study is currently underway to look into adding a trail to traverse the Center Street and Fort Union Station Areas. Two developments have been approved within the Fort Union Station Area, and one of them is underway.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

K

No land use regulations or decisions were necessary.

L

Thus far no land use regulations or decisions have been necessary in implementing this strategy.

N

No land use regulation or decision was needed to implement this strategy.

O

No land use regulations or decisions have been needed to implement this strategy.

P

No land use regulations or decisions were needed to implement this strategy.

U

The Midvale City Council amended the Transit Oriented Overlay Zone (TODO) to align with state code requirements for HTRZs, best practices for walkable urban development, and general best practices for code writing. This amendment also included an incentive mechanism to encourage mixed-use in areas where it is not required.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

K

Approaching Developers regarding TIRAs has been slowed down by current market conditions, as many are hesitant to start new projects in the current market.

L

Thus far no barriers have been identified while implementing this strategy.

N
NeighborWorks Salt Lake has found it difficult to find individuals who qualify for the Down Assistant Payment Assistance and Home Repair programs. There has been a high volume of interest from home buyers and realtors, but many households who fall below the 80% AMI threshold are not qualifying due to high housing costs and interest rates.

O
A barrier when trying to implement this strategy has been putting together the timing of when to create a proposal, purchase the property, apply for funding, etc.

P
Finding qualified applicants for our Home Improve Loan/Grant program and Down Payment Assistance programs has been difficult.

U
One barrier in implementing this strategy has been finding developers interested in starting new projects within the Station Areas.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

K
The market has responded favorably to the implementation of our Good Landlord Program, as seen by the large number of sign-ups during the reporting period. Our other initiatives are also receiving positive feedback but are growing at a slower rate.

L
The City is monitoring the possible market response to the implementation of impact fees for new developments.

N
There is a high volume of interest, but implementation continues to be difficult due to housing costs and interest rates.

O
Stakeholders seem to be interested in participating in this project.

P
The market has responded favorably to our Upper Floor Housing Initiative, and there is interest in future projects.

U

The market has responded favorably, if slowly, to the implementation of this strategy. There are two approved developments within the Fort Union Station Area, but only one is currently underway.

7. **Links to supporting documentation** *(Optional)*

K

https://midvale.utah.gov/government/departments/redevelopment_agency/housing/main_street_upper-floor_affordable_housing_initiative.php

L

N

https://engagemidvale.com/housing-programs

O

P

https://engagemidvale.com/housing-programs

U

https://cms1files.revize.com/midvale/Document%20Center/Government/Departments/Recorders%20Office/Midvale%20City%20Ordinances/2025/Item%206%20TODO.pdf

Attachment to supporting documentation *(Optional)*

K

F_1NsOLK5egRb92tb
MIH Good Landlord Program Application.pdf
2097152
application/pdf

L

N

O

P

U

FEEDBACK & 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

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

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Millcreek city

Who is filling out this report?
Carlos Estudillo
Planner
cestudillo@millcreekut.gov
4352146406

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/millcreek/orddoc/documents/1664812765_ORD%2022-44.pdf

Link to general plan, moderate income housing element:
https://www.millcreekut.gov/DocumentCenter/View/3193/Millcreek-Together-General-Plan---Sep-2022

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://maps.millcreekut.gov/

When did the last zoning map or text amendment occur?
April 28th, 2025 https://millcreek.municipalcodeonline.com/book?type=orddoc#name=25-12_REPEALING_TITLE_18_AND_TITLE_19_OF_THE_MILLCREEK_CODE_OF_ORDINANCES_AND_ENACTING_A_REVISED_TITLE_18,_MILLCREEK_LAND_USE_CODE

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
43

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.**
25

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 has been the cost of land. Current land costs makes it difficult for developers to acquire property for affordable housing projects. Public opposition to medium/higher density is the second largest barrier.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
The current subsidies and tax incentives available do not outweigh the cost to finance an affordable housing project and still net a profit. 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

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
71
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
11

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
1

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A
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V

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

Waiving commercial-use requirements for qualifying Moderate Income Housing projects in the MD, RM and C Zones. (all residential) by 2025.

E

Continue monitoring ADU applications and explore, where feasible, opportunities for reducing ADU regulations.

F

Identify opportunities for higher density or Moderate Income Housing in existing transit corridors not previously identified on Millcreek's General Plan, by Q4 of 2025.

H

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.

U
Coordinate with South Salt Lake in creating station area plans for the Meadowbrook and Millcreek Trax Station and adopt by 2025.

J
Explore specific incentives to entice developers to offer owner-occupied developments or a percentage thereof.Evaluate the potential for small lot (5,000 sf or less) residential uses in appropriate areas.Encourage rowhouses, townhomes, cottages and other

O
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.

L
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 2025 zoning code update.

G
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.

V
Encourage rowhouses, townhomes, cottages and other building forms where appropriate by exchanging otherwise allowed density bonuses for 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, through development agreements.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**
A
Millcreek adopted an affordable housing incentives ordinance, that includes an incentive of waiving commercial requirements for qualifying affordable housing projects.

E
Millcreek Staff has adopted several text amendments to its ADU Ordinance based on barriers affecting detached ADU's. Proposed amendments include increasing the maximum allowable size for ADU's to up to 1,000 SF (from 850 SF) and permitting detached ADU's on Flag lots.

F
Millcreek Staff have started revising the city's mixed-use corridors, as identified in the Millcreek's General Plan and is exploring land use and zone amendments to selected mixed-use corridors, that could tie additional density bonuses to the provision of affordable housing, pursuant to HB 37.

H
Millcreek adopted Affordable Housing Ordinance with zoning incentives that significantly reduce land use regulation, including reductions on parking requirements for residential development along transit investment corridors.

U
The Meadowbrook and Millcreek Station Area Plans will work collaboratively with South Salt Lake and Millcreek to establish a vision and implementation plan for the two TRAX stations, focusing on maximizing Transit Oriented Development potential, enhancing multimodal transit connectivity, and supporting diverse and inclusive housing options.

J
Millcreek amended its single-household design standards to encourage flexibility to help entice owner-occupied developments, particularly on smaller lots. We updated the building envelope and increased overall height, allowing small lots (5,000 sf or less) to be more buildable.

O
We are partnering with CDCU on two projects that provide housing for households earning 50% AMI or less. One project, the Howick, is under construction. The other project, the Morrissey, is awaiting tax credit financing. Combined, these projects will provide over 200 affordable dwellings. In both cases, we have agreements with the property developer to reimburse the cost of the building permit using CRA set-asides. For the Morrissey, we sought and obtained a county grant for pedestrian safety to construct missing sidewalk between the Morrissey and the Meadowbrook TRAX Station. This grant increased the Morrissey’s overall score in the tax credit application process.

L
As part of the zoning code update that began in 2023, Millcreek Planning Staff created the Affordable Housing Incentives Ordinance that includes an incentive of waiving/reducing impact fees for qualifying affordable housing projects located in the R-4, RM, MD, or C Zones.

G
The adopted Affordable Housing Ordinance allows developers to build more units than typically permitted in exchange for including qualifiable moderate-income housing units on their projects. In addition, the proposed ordinance includes an accelerated and streamlined development review process for moderate -income housing developments.

V
Millcreek amended its Residential Mixed Zone design standards to encourage flexibility to help entice owner-occupied developments, particularly on infill lots.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A
After a robust public process, The Millcreek Council adopted the Affordable Housing Incentives (MKZ 18.78) on April 28th, 2025.

E
After a robust public process The Millcreek City Council adopted ordinance 18.71 (Accessory Dwelling Unit Standards) on April 28, 2025.

F
Planning Staff is working on preparing methods for public outreach, in order to present staff's Future Land Use and Zoning potential amendments to the public, while obtaining feedback from the affected neighborhoods. Community Engagement Starting in Q3 of 2025.

H
After a robust public process, The Millcreek Council approved and adopted the Affordable Housing Incentives on April 28th, 2025.

U
Millcreek has begun the process of public engagement and is expected to present a draft Meadowbrook Station Area Plan to the Planning Commission and City Council for adoption in Q3 of 2025.

J
Millcreek adopted the Single-household Residential zone ordinance on April 18, 2025. 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 exceptions.

O
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

L
After a robust public process, The Millcreek Council approved and adopted the Affordable Housing Incentives on April 28th, 2025. The adopted ordinance incentivizes moderate-income housing projects by waiving and/or reducing impact fees related to development.

G
After a robust public process, The Millcreek Council approved and adopted the Affordable Housing Incentives on April 18th, 2025.

V
Millcreek adopted the Residential Mixed Zone ordinance on April 28, 2025. 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 exceptions.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A
Some opposition from residents who believe the city shouldn't offer or incentivize affordable housing in general. The opinions from residents who oppose affordable housing in Millcreek are a small percentage.

E
Staff's ability to further reduce ADU regulations continues to be difficult due to resident concerns, mostly in terms of neighborhood compatibility. ADUs continue to be expensive to develop, due to construction and utility costs.

F
Spot zoning, neighborhood compatibility overhaul and fear of decreases in home values by the residents.Land values are high on these corridors. Staff asked one potential applicant to consider additional density through a development agreement, subject to an affordability target of $450,000. The developer declined, citing land costs.

H
Parking continues to be expensive, and an impediment to development. Despite proximity to transit, bus routes and TRAX provide limited service at certain times of day, and it may not be a viable option for certain jobs. 2

U
Millcreek is observing a lack of public engagement and interest. Our opportunities for redevelopment in the Meadowbrook station area is limited. The most significant barrier is a lack of public open space and walkable connections in the Meadowbrook area, between Big Cottonwood Creek and 3900 South. Although significant housing is being developed, the streetscapes in the area are an impediment to walkability.

J
Given the status of the housing market and any real enforcement in place, developers typically purchase these smaller lots and develop, row-style townhomes that are not affordable. Their reasoning for having to list them well above 80%-100% AMI is due to the cost of land.Given the choice, many developers are opting for higher-end housing products on smaller lots

O
The developer is struggling with construction costs and the competitiveness of affordable housing tax credits. While we have done all we can feasibly do to reduce the bureaucratic burden on these projects, other constraints have slowed the development of the Morrissey. The Howick, however, is under construction and should be occupied within a year.

L
Staff has discussed incentives with developers; However, not many developers have taken advantage of these incentives. The incentives may not be particularly attractive considering land values.

G
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

V
Not the desired product to sell, according to developers.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A
The Affordable Housing Incentives ordinance was adopted only three months ago; Therefore, there hasn't been a significant change in how the market has responded. Staff is hopeful that developers could take advantage of many of these incentives.

E
Since adoption of the updated ordinance, Millcreek has approved two ADUs that would have been prohibited under the former requirements.

F
N/A

H
The ordinance offers a Transit Proximity Reduction. The minimum number of required parking spaces may be reduced up to 20 percent for uses that are located within one-quarter mile of a high frequency transit station such as light rail, commuter rail, or bus rapid transit (BRT) lines.A number of projects are currently being evaluated under the updated parking requirements. Applicants indicated that they were waiting for these updated parking requirements before applying.

U
General Plan Amendment pending adoption in Q3 of 2025; Therefore, no changes in market has been recorded.

J
The market has slowly reacted, mostly due to how new the ordinance is. However, staff expects residents to take advantage of the following requirements: Building height in:R-1-3 (3,000 sf) = 30’R-1-4 (4,000 sf) = 30’R-1-5 (5,000 sf) = 30’Building envelope requirements eliminated in R-1-3, R-1-4, and R-1-5 zones.

O
The Howick is under construction, and the Morrissey is under consideration for tax credits, for a second time. The Morrissey was rejected in its first application. In the time it took the applicant to reapply, the building codes changed, and the plans have to be updated to meet the most recent edition of the Building Code. Millcreek is exploring waiving and reducing plan review fees to facilitate the new review. In the meantime, we extended the conditional use permit.

L
While a very new ordinance, staff is expecting developers to take advantage of the following incentive:Completely Affordable Developments located in the R-4, RM, MD, or C Zones may receive a waiver of 100% of development fees, provided at least 50% of the affordable units are deemed Low Income or Very Low income. Mixed Affordable Developments located in the R-4, RM, MD, or C Zones may receive a waiver of 50% of development fees, provided at least 50% of the affordable units are deemed Low Income or Very Low income.

G
While a very new ordinance, staff is expecting developers to take advantage of the following incentive:Completely Affordable or Mixed Affordable Developments located in the AG, R-1, and R-2 Zones may allow an increase of building height up to an additional 5 feet. Developments

must satisfy all other requirements of the zone. Completely Affordable Developments located in the MD or C Zones may be allowed an increase of building height to up to a maximum height of 100 feet, provided that the development is located within the boundary of an adopted Station Area Plan. Developments must satisfy all other requirements of the zone.Mixed Affordable Developments located in the MD or C Zones may allow an increase of building height up to a maximum height of 100 feet, provided 100% of the units set aside as owner-occupied affordable housing or are set aside as deemed Very Low-income housing, and provided that the development is located within the boundary of an adopted Station Area Plan. Developments must satisfy all other requirements of the zone.Completely Affordable Developments located in R-4 or RM Zones may allow an increase of building height up to an additional 10 feet. Mixed Affordable Developments located in R-4 or RM Zones may be allowed an increase of building height up to an additional 5 feet.

V
Two 3-unit residential buildings, compatible in scale and form with detached single-family residential dwellings located at 4433 S Garden Dr was approved by the City Council, via development agreement in late 2024. Setting a precedence of Missing Middle Housing in Millcreek. A single 8-unit residential building, compatible in scale and form with detached single-family residential dwellings located at 4317 S 700 E as approved by the City Council, via development agreement in late 2024, providing with owner-occupied condos, below the average cost in the Salt Lake Valley.

7. **Links to supporting documentation** *(Optional)*

A
https://millcreek.municipalcodeonline.com/book?type=planzone#name=18.78_AFFORDABLE_HOUSING_INCENTIVES

E
https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/millcreek/planzone/documents/1746742263_ORD%2025-12.pdf

F

H
https://millcreek.municipalcodeonline.com/book?type=planzone#name=18.78_AFFORDABLE_HOUSING_INCENTIVES

U

J
https://millcreek.municipalcodeonline.com/book?type=planzone#name=18.36_SINGLE-HOUSEHOLD_RESIDENTIAL_(R-1)_ZONES

O
https://millcreek.municipalcodeonline.com/book?type=orddoc#name=23-42_APPROVING_AND_AMENDING_A_DEVELOPMENT_AGREEMENT_WITH_RESPECT_TO_AN_AFFORDABLE_MULTI-FAMILY_HOUSING_PROJECT_TO_BE_KNOWN_AS_THE_HOWICK_WHICH_WILL_BE_LOCATED_AT_4101_SOUTH_HOWICK_STREET,_MI

L
https://millcreek.municipalcodeonline.com/book?type=planzone#name=18.78_AFFORDABLE_HOUSING_INCENTIVES

G
https://millcreek.municipalcodeonline.com/book?type=planzone#name=18.78_AFFORDABLE_HOUSING_INCENTIVES

V
https://millcreek.municipalcodeonline.com/book?type=orddoc#name=25-08_REZONING_0.95_ACRES_OF_REAL_PROPERTY_LOCATED_AT_APPROXIMATELY_4317_SOUTH_700_EAST_FROM_THE_RESIDENTIAL_(R-1-8)_ZONE_TO_THE_MULTIFAMILY_RESIDENTIAL_(R-M)_ZONE

Attachment to supporting documentation *(Optional)*

A
F_6nUXkT6iyNMtknT
1746742263_ORD 25-12.pdf
15717360
application/pdf

E
F_2SphMAlTwCuYmTZ
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H
F_1r2pYtoL3Zlj9U2
1746742263_ORD 25-12.pdf
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U
F_1dgWCeIr2TwWfnK
Meadowbrook and Millcreek Station Area Plans Scope of Work_250303.pdf
250514
application/pdf

J
F_yXd2NtUri5pgM9P
1746742263_ORD 25-12.pdf
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application/pdf

O

L
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application/pdf

G
F_D1s5PqJCWIQkb7j
1746742263_ORD 25-12.pdf
15717360
application/pdf

V

FEEDBACK & 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)*

N/A

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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 Manager
zsmallwood@murray.utah.gov
8012702407

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.murray.utah.gov/979/Housing-Resources

Link to general plan, moderate income housing element:
https://www.murray.utah.gov/162/General-Plan

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
17-Jun-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
1291

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.**
60 properties; 1,954 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.**
1291

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 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 for construction 639 units of their total density allowed of 1040 units. Another project totaling 423 units could have maximized density up to 475 but due to financing and site constraints only sought 423. Murray City has a small amount of developable land and a small amount of land with suitable zoning for moderate income housing projects. And even though a project is already entitled, strong opposition to projects may lead to community discord or lawsuits, which leads to a legislative body that is hesitant to approve zoning changes or make decisions that would allow for more development in the future. Scarcity coupled with a reluctant legislative body, development is infrequent, and acquisition of land is costly. Another important barrier is the unpredictable nature of the housing market. Even with entitlements in place, developers face fluctuating costs and interest rate changes. These barriers can only be factored into application processes and permit issuance so much, the market can become unfavorable at any given time. A project that may have been financially viable at the time of entitlement may become infeasible or impractical later.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
See above

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
121

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
6

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
34

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
N/A

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

B
E
G
N
U

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

B

•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.•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.•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.

E

•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:oDetermine whether the city should allow a second ADU to be located on residential properties.oConduct a review of the setback requirements for detached ADUs and propose changes.oConsider allowing a second level for appropriately located accessory structures when the second story would be used as an ADU.

G

•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.•Action Item: Murray City Community and Economic Development Department staff will conduct a review of the Centers Mixed Use zone by December 31st, 2025, and propose amendments that would increase the availability and likelihood that moderate income housing would be constructed.•Action Item: As part of the station area planning process the Community and Economic Development Department staff will conduct research into and draft an appropriate mixed-use zone or zones for use in the Fashion Place West area by December 31st, 2024.

N

•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.

U

Action Item: By December 31st, 2025, in accordance with state statute; Murray City will have adopted Station Area Plans for all currently active light and commuter rail stations.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.Action Item: By December 31st, 2025, Murray City will have amended the Fashion Place West Small Area Plan to reflect the requirements dictate by state statute.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

B

The Murray City Water Division completed their master plan and was adopted in December of 2024. On June 5th, 2025 the Planning Commission held a public hearing to amend landscaping ordinances to eliminate any requirements for turf in the city. This will be heard by the City Council on August 26th. 2025.The Murray City Power Department recently selected a new consultant for their power master plan. They anticipate having a document crafted this fall with an adoption later this year. The Murray City Public Works Department continues upgrading infrastructure to be better prepared for growth and housing opportunities. In the Murray central mixed use zone water lines in Galleria Drive and Murray Boulevard were upsized to 12". There was a storm drain extension connecting to 5400 South to facilitate additional townhome development on property that was previously not served.

E

During the reporting period, the Planning Division, using the recommendations from the December 31, 2023 review, drafted and presented amendments to the zoning ordinance. These amendments specifically addressed setback, entrance locations, and allowed size requirements for detached ADUs. The amendments were successfully adopted on November 21st, 2024 (Ordinance 24-26). These actions directly support the reduction of regulatory barriers with hopes that residents have more opportunities to construct ADUs and create more diverse moderate income housing types.

G

As discussed later on in this report; the mixed use code reviews are moving at a slower pace that Staff would like. Specifically, the Murray Central Mixed Use zone is not being evaluated until the completion of the station area plan which is anticipated by the end of the year. This is also the case with the Fashion Place West station area. It is anticipated that both these stations will be adopted by year end and, with the plan in place, we can seek funding to amend zoning.

N

The Redevelopment Agency of Murray expanded the qualifications for the mortgage assistance for employees to include employees of Murray School District and Granite School District. The RDA Staff presented progress on the down payment assistance program at their June 2025 meeting.

U

The following provides a summary of the work completed by Murray City to meet requirements for Station Area Planning for the period between August 1st, 2024, and July 31st, 2025. First, Murray City has been working with the consultant Arcadis on the Murray Central Station area plan, which includes both the Murray Central Trax station and the Murray Central Frontrunner station.The Murray Central Station Area Plan document had its kickoff in July of 2024. Since then, our team has been working hard to understand the existing conditions of the site and what

is possible to be done there. Due to the Murray Central area being the location of the former Murray Smelter, the Environmental Protection Agency (EPA) is a major stakeholder that has been included throughout the existing conditions analysis. The Murray Central Station area is located within a superfund site that has very strict stipulations for how the land can be used. The record of decision was coming up on its 25th year and is due to be reviewed, so our consultant team reached out the EPA to see if they were planning on making any changes to the decision. Due to changes at the agency, receiving this answer took much more time than was anticipated and delayed the planning process. We anticipated hearing back from the EPA within a certain timeframe in the scope and the actual answer came substantially later than had been planned for. Once we got the answer that there could potentially be changes to the record of decision, the work group was able to get back on pace and was able to complete the analysis needed to move to phase 2.After completing the thorough existing conditions analysis along with a financial determination by Zion's public finance to determine the latent potential of the site, the project went from Phase 1 to Phase 2 in May of 2025. Phase 2 will be the phase that determines potential projects and what the city and other stakeholders would like to see occur in this area. Several of the major stakeholders include Intermountain Health, UTA, UDOT, and Union Pacific. These organizations have all been invited to participate in stakeholder groups that will be used to determine the continued direction of the planning effort. The planning process is proceeding at a rapid pace, and the Station Area plan is on track to be adopted by the Murray City Council and certified by the Wasatch Front Regional Council early in 2026.The next station area plan that the city has been working on is the Fashion Place West Station Area Plan. This area is in the southern part of Murray just south of I-215. The area surrounding the station itself is primarily industrial with several high-profile areas nearby, including Fashion Place Mall.In 2021, Murray Citty adopted the Fashion Place West small area plan, which laid out the ideas for how the area surrounding the Trax station could redevelop along with enhancing the connectivity between the station and nearby amenities such as the mall. This plan included an extensive public engagement process and detailed what residents and visitors would like to see for the area.Murray City hired VODA, the same consultant that created the Fashion Place West small area plan to work with staff on adapting that plan to meet the state requirements for a station area plan. The station area plan had its kickoff in June 2025 to begin the work of modifying the plan to meet all state requirements. This is being done in collaboration with Midvale City due to the station area plan boundary overlapping with their jurisdiction. VODA has since presented to the Murray City Planning Commission and will be meeting with the City Council during the first week of August. The plan is anticipated to be finished by November of 2025.There are two other areas in Murray that have been identified as areas within station area plan boundaries that fall within Murray City. One of these is the Fort Union Trax Station and the other is the Loadstone Station for the Mid-Valley Connector Bus Rapid Transit system. These areas have had station area plans passed by their respective municipalities and Murray staff has been compiling the information needed and drafting ordinances to get those plans adopted for our portions of the area as well.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

B

The City Council adopted the Water Master Plan and Water Conservation plan in December of 2024. Murray Staff crafted new language eliminating requirements for turf in both residential and commercial zones that was heard by the Planning Commission in June of 2025 with the City Council considering the item in August of 2025.

E

Adoption of Ordinance 24-26

G

In June of 2025, the Murray City Center District was repealed and replaced with a form-based code. This provided for reductions in parking where previous parking was increased. This also eliminated a maximum density allowance. On July 28th, 2025 the Murray City Council held a workshop and discussed how to improve the mixed-use zoning districts and directed staff to evaluate them to help facilitate better projects moving forward.

N

N/A

U

VODA Landscape + Planning met with the Planning Commission at their July 17, 2024 meeting to introduce the update to the Fashion Place West Area Plan. Staff continues to have steering committee meetings biweekly to get this adopted by November of this year.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

B

Ongoing efforts to coordinate the adoption of various plans with multiple City departments.

E

While review of ADU regulations is an ongoing action to implement this strategy, the legislative body has been hesitant to adopt more permissible ADU regulations. As an example, staff

proposed removing the requirement for a detached ADU to be built with similar materials to the main dwelling and the City Council decided to keep the requirement.

G
There has been an increase in negative public discourse regarding rental housing, which has affected elected officials appetite for furthering housing changes especially when it comes to mixed-use development.

N
The availability of homes that a person could qualify for is limited in Murray. A typical single-family dwelling is between 550-580k; much higher than the 120% AMI allowance for mortgage assistance.

U
Changes in the EPA. Getting answers to questions regarding the Record of Decision (ROD) on the super fund site severely inhibited the ability of the station area to continue moving forward. Coordination between agencies is also a contributing factor, being able to get the consultant, UTA, WFRC, City Staff, UDOT, and at times other contributes to longer spans between meetings.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

B
We have not seen a significant change in the market. If anything, we have seen a slow down on requests for rezones, new buildings, etc.

E
It is worth noting a decline in the number of entitled ADUs reported compared to the previous year. Despite the creation of additional opportunities for ADU construction through regulatory updates, the market response appears to be slower than anticipated by the Planning Division.

G
Overall, we have seen less requests for zoning and development in general. As an inner ring suburb, our easily developable land is built out. Redevelopment comes at a higher cost and the lower value land has largely been redeveloped.

N
This year, Neighborworks of Salt Lake reported that we had two individuals who were able to purchase homes as a result of this program. Though it is far below what we would like, we

continue to monitor and encourage this as an employee benefit. We anticipate evaluating ways we can continue to help fund new homeowners in the city.

U
We have not observed any significant changes in any of the areas that are affected by the station areas at this time.

7. **Links to supporting documentation** *(Optional)*
B

E

G

N

U

Attachment to supporting documentation *(Optional)*
B

E
F_3itelPLmfgyYNhw
O24-26 Amending 17.48.040%2C 17.78.050%2C 17.78.090 RE Detached Accessory Dwelling Units.pdf
818882
application/pdf

G

N

U

FEEDBACK & 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.,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)*

In the last legislative session, new menu items were included that Murray was looking forward to adopting. Unfortunately, until the legislative session was over the city couldn't be sure exactly what that entailed. By the time it was codified we did not have enough time to craft new language and get it through the adoption process before reporting was due. Knowing that the State Housing Plan will likely change the MIH in some way we likely won't take on those new menu items until we see what happens in the next legislative session. Murray feels that there needs to be a period where we are able to get the work done before large amendments are made to the MIH reporting.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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
levir@nibleycity.gov
435-752-0431

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://nibleycity.gov/wp-content/uploads/2023/10/Ord_23-04_Moderate_Income_Housing_Plan.pdf

Link to general plan, moderate income housing element:
https://nibleycity.gov/wp-content/uploads/2023/10/Nibley_Moderate_Housing_Plan_2023_update_01262023.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Zoning shapefile uploaded

When did the last zoning map or text amendment occur?
12-Jun-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
609

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.
4,208

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.**
18

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.**
244

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 oftransfer 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 toovercome administrative hurdles, in addition to the standard subdivision process. Another barrier to developing severalof the units in this category, is that parcels are on land in which the landowner is using the property for agriculturalpurposes. They are not interested in developing the property or selling it to a developer, despite the potential thatzoning allows. Lastly, Nibley City is located in an area with high ground water and significant areas of wetlands. Building in such areas is often expensive and sometimes cost-prohibitive.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
For the 1st category, this includes all units that could be built in subdivisions that have been approved and have somekind of development agreement, conditional use permit or other approval that vests the property owner. Many ofthese units are in three planned unit developments that were approved in 2020. They have been moving forward withconstruction 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. Someof these areas allow for densities much higher than the underlying zoning, but there has been

limited interest in utilizingthis 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 40%density bonus when dedicating a certain percentage of open space. All residential zones (other than the rural estatezone) 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 twoacres.Density in Nibley City is regulated either by lot size or by unit per net developable acre. The reported numbers forcategory 2 and 3 include the assumption that 80% of the available land is developed, with the remainder being forrights of ways or other uses.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
28
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
4

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
N/A

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
N/A

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

Work closely with Developers and property owners and make appropriate rezones for RPUD developments (Ongoing)

E

• 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)

F

Plan for future 4400 S Industrial Corridor (Early 2025)

J

• Study appropriate density bonus and incentive threshold to apply to the R-PUD zone or other zones within Nibley City. (Early 2024) • Draft Ordinance with zoning incentives for moderate income units based upon findings of analysis for consideration (Late 2024)

O

• Meet with Neighborhood Non-profit Housing Corporation representatives annually toseek opportunities to build affordable housing. (Late 2023)• Ensure Staff is trained to refer those in need of housing assistance to BRAG andpublicize helpful information about programs that are offered through BRAG and HUD.(Early 2023)

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

The City worked with four developers to discuss rezones and zone assignments (in the case of newly annexed areas for densities necessary to facilitate the production of moderate income housing. In one case a Residential Planned Unit Development (R-PUD) amendment was approved which increased the density of the originally approved R-PUD by 8% (22 housing units), adding significantly more townhome units than what was allowed per the original R-PUD approval. In another case, a process has commenced to consider a major R-PUD in an area that is proposed for annexation to Nibley City that would add over 600 housing units of various sizes and densities, further increasing the supply and breadth of housing choices in the City.

E

To further reduce barriers to developing detached ADUs, Staff has proposed a reduction in parking requirements. The existing ordinance requires two spaces. The updated ordinance would only require one space, in line with IADU requirements, which were amended previously.In addition, Staff continues to track ADUs and take feedback from applicants regarding the barriers to developing ADUs.

F

The City is in the process of updating the General Plan. As part of that process, the City is planning for the future 4400 S Industrial Corridor, including considering appropriate residential uses for the corridor in close proximity to planned employment centers. It has been identified that the planned industrial area may be larger than what the market can support and some additional allowance of residential development of higher density may be appropriate along this corridor.

J

The City recently considered and approved a Residential Planned Unit Development (R-PUD) amendment which allowed for 22 additional housing units (Nibley Meadows). In order to ensure the provision of moderate-income housing, the City required the developer to provide 50% of the increase in the total number of units provided as result of this amendment at a rate equal to or less than 80% of the Area Median Income (AMI). While the Planning Commission has discussed incorporating a more widespread zoning incentive, this action was seen as a pilot case that the City may monitor for effectiveness. It may be applied elsewhere based upon its success.

O

The City met with BRAG Staff to familiarize themselves with all programs that BRAG offers, in order to effectively refer individuals in need of the programs.Staff has also communicated with

Neighborhood Non-profit Housing Corporation representatives to seek opportunities to build affordable housing.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

A Residential Planned Unit Development (R-PUD) amendment was approved which increased the density of the originally approved R-PUD by 8% (22 housing units), adding significantly more townhome units than what was allowed per the original R-PUD approval (Nibley Meadows). In another location, an annexation and zone assignment was approved for a multi-family housing project (Watermark).

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No ordinances have been adopted within this timeframe. At this point, an ordinance is pending. If adopted, this ordinance will reduce the cost of developing an ADU associated with additional parking.

F

None

J

As noted above, the City recently approved a Residential Planned Unit Development (R-PUD) amendment which allowed for 22 additional housing units (Nibley Meadows). In order to ensure the provision of moderate-income housing, the City required the developer to provide 50% of the increase in the total number of units provided as result of this amendment at a rate equal to or less than 80% of the Area Median Income (AMI).

O

None

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

The lengthy annexation process mandated by the State has delayed the zoning of R-PUD for the developer noted.In addition, there are elements within the City's adopted code which the developer has expressed has made it more difficult to provide affordable housing units, including open space, amenity requirements and caps on density.

E

Getting adequate data on barriers to ADU implementation was a barrier, as their were limited responses to inquiries about barriers.

F

It is difficult to reach consensus on land use plans, especially when multiple jurisdictions are involved on the corridor. (Hyrum, Nibley, Wellsville and Cache County)

J

The largest barrier to this strategy was lack of local examples that the Planning Commission and City Council could point to. Within Cache Valley, there are no known examples of this strategy. Politically, they feel like they may be going out on a limb wh

O

None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

The developer immediately pulled building permits for the first 20 units upon getting appropriate entitlements for the R-PUD amendment in Nibley Meadows.

E

Since the action is still pending, there has not been any notable market responses observed.

F

No known market responses.

J

The developer immediately pulled building permits for the first 20 units upon getting appropriate entitlements for the R-PUD amendment in Nibley Meadows. The City will need to monitor the effectiveness of the deed restriction as they are occupied.

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Staff has started referring individuals to applicable programs.

7. **Links to supporting documentation** *(Optional)*

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Attachment to supporting documentation *(Optional)*

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FEEDBACK & 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

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 some flexibility in the strategies to allow for innovation. In some cases, more elaborate strategies may be pursued but the City focuses on the prescribed strategies to meet the State's guidelines. Continue to communicate and offer support, when needed.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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.gov
435-752-1310

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.utah.gov/pmn/files/1147101.pdf

Link to general plan, moderate income housing element:
https://northlogancity.org/wp-content/uploads/2025/06/North-Logan-General-Plan-2025.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
Emery-Lambert Rezone - June 4, 2025 & Smart Rezone - March 5, 2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
North Logan currently has 123 fully-entitled and platted building lots waiting for a building 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.
North Logan City does not have any overlay zoning.

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.**
Given the city's existing zoning and the number of acres contained within undeveloped or underdeveloped parcels, the number of remaining build-out entitlements, or number of primary dwellings that could be built if every undeveloped or underdeveloped parc

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 required for most developments, but is provided by private canal or line companies. All private utilities (secondary water, natural gas, power, cable, fiber, etc.) do not provide will-serve letters as part of our development process. They simply sign the final subdivision plat. Please see our notes about North Logan City's multi-million dollar culinary water capital improvement projects/investments that are currently under construction to help us accommodate new 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.
As previously reported, culinary water has been one of North Logan City's primary shortcomings when it comes to accommodating new growth and represents a critical barrier. We have taken great strides this year to address this barrier. Specifically we have undertaken the following capital improvements as identified in our recently completed Water Master Plan and Water Model (see previous reports as the Water Master Plan and Water Model were completed as previous MIHP goals):- Culinary water treatment plant upgrades ($2,156,613 - Paid out of pocket through the city's Water Enterprise Fund)- 4 Million Gallon Culinary Water Tank ($4,617,171 - Division of Drinking Water Loan)- Culinary Water Transmission Line - Tying new tank into the city's greater system ($1,238,824.75- Division of Drinking Water Loan)Geologic Hazards are present along the east bench of North Logan. These hazards have caused development challenges for 18 existing platted lots to obtain building permits as the cost to mitigate the geohazards is significant. Geohazards also constrain an estimated 200 additional lots that could be platted on unsubdivided parcels along the bench.Availability of secondary

water rights/shares has become more of a barrier as well. North Logan cannot service outdoor irrigation with its already strained culinary water resources. As such, secondary water is required for most new developments (some areas are exempt from this requirement due to geographic inaccessibility to secondary water sources). We are starting to see the availability of secondary water rights/shares become a barrier as holders of surplus shares/rights are unwilling to sell or transfer.Many of the city's fully entitled building lots within existing subdivisions (123 vacant lots as of this reporting) are held by adjacent property owners who have purchased adjacent lots to give themselves additional elbow room. These lots could be built upon, but instead are being held by adjacent owners. There are also many of these vacant building lots that are being held by owners who have purchased the dirt, but who cannot currently afford to build a home due to market (interest rate) conditions.As always, NIMBYISM is a barrier to any housing development discussion. Folks already in stable/affordable housing situations absolutely hate any discussion of density, attached housing products, upzones, etc. Solve NIMBYISM, and we solve more than half of the housing barriers in this country and state.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
The current buildout entitlement data reported this year represents existing zoning. However, it should be mentioned that the city is on the cusp of finalizing the creation of new zoning classifications as called for in our newly-adopted General Plan and City Center Master Plan. Once these new zoning classifications are completed and adopted (anticipated Q3 or Q4 of 2025), the city anticipates applying these new zoning classifications to many of the applicable parcels. These new classifications are mixed-use and will be regulated with form-based code. As such, no density minimums or maximums will be established. This gives developers freedom of design and the number of dwellings will be determined by what can fit on a development parcel within the form-based framework. The modeling used to generate the new City Center Master Plan anticipates a near tripling of density over the currently applied zoning. The City's new City Center Master Plan represents a significant step forward for our community in terms of development, density, and forward thinking. Please see the City Center Master Plan here:https://northlogancity.org/wp-content/uploads/2025/06/North-Logan-City-Center-Master-Plan_Compressed.pdfThe culinary water capital improvement projects mentioned throughout this report represent a herculean effort by the City to address our infrastructure shortcomings. The projects undertaken this year equate to $8,012,608 dollars. Of this amount, 75% has been covered by DEBT. The city looked for every possible funding source and were denied for several years for multiple state and federal grants and low-interest loans. To further provide context on this topic, the City's Water Master Plan calls for a list of capital improvement projects estimated to cost around $20,000,000 in order to fully accommodate our planned build-out growth. This means that the city still needs to find $12,000,000 in funding (likely more as time inflates costs) over the next few years in order to keep pace with development pressures.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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, 2024 and July 31, 2025:
2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
N/A

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
N/A

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

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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 (COMPLETE - SEE PREVIOUS REPORTING)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: ContinuousTask 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: BiennialMeasure 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

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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)(COMPLETED - SEE PRIOR REPORTING)Measure 2.1.2: A formal determination of a sustainable residential density increase has been made.Timeline: Q3-Q4 2024(COMPLETED - SEE PRIOR REPORTING)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

E

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: (COMPLETED - SEE PRIOR REPORTING)Measure 3.1.2: Adopt an ordinance allowing for, and the regulation of, detached accessory dwelling units.Timeline: (COMPLETED - SEE PRIOR REPORTING)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: AnnuallyTask 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. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Per Task 1.1.1, Measure 1.1.2:Beginning in Q3 of 2023, the city embarked on two significant planning efforts. This included a full General Plan rewrite and a City Center Master Plan. These efforts occupied all of 2024 and were formally adopted by the city in Q1 of 2025. Throughout this process, the city specifically held both workshops (see Measure 1.1.1 above) and public hearings (Measure 1.1.2) to both identify and consider candidate areas in town to be upzoned. The result of these workshops and public hearings was the adoption of both these plans which calls for a significant up-tick in density within the city. Specifically, within the City Center District (estimated tripling of density, 6-story tall mixed-use multi-family/condo buildings), along our Wolf Pack Way corridor (converting existing commercial zoning with 0 residential entitlements to a mixed-use zone allowing 12-18 residential units/acre), and in-filled within existing neighborhoods (facilitating flag lots, offering density bonuses for multiple property owners to coordinate in-fill within landlocked inner-block areas).Following adoption of these two plans in February of 2025, the city has shifted to implementation mode, whereby we are drafting the zoning classifications and ordinance amendments needed to allow for rezoning to be applied per the plan’s recommendations. We anticipate finalizing all of these code updates in Q3 or Q4 of 2025. Once adopted, significant opportunities will be opened up for property owners and developers to realize much higher density development.Per Task 1.2.1:City staff made it a point in every applicable discussion we had with a developer this year to ask if they would be willing to explore stacked flat condominiums or vertically-integrated mixed-use products with owner-occupied dwelling units. Local developers have always responded with concerns regarding institutional lending barriers, or communicate their exposure to long-term warranty class action suites, or indicate their inability to secure insurance for such a project. The public has overwhelmingly indicated through our recent General Plan rewrite that if the city is to approve higher density housing, they would prefer well-built, owner-occupied condominiums over endless rows of apartments. The city has new zoning becoming available for stacked flat condos, but developers either do not know how to build such a product, or are struggling with private-side issues with lending, liability, insurance, sub contractors who don't know commercial building code, etc.Per Task 1.2.2The Planning Commission and City Council performed a biennial review of the previous years' rezone applications. This review found the following:North Logan City received only one rezone request within the previous two reporting periods. This one application was considered by the Planning Commission on August 31st, 2023. The application requested the rezone 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 (at the time) general plan (2013 General Plan) which called for small single-family dwellings on this parcel of land.The Planning Commission completed a biennial review of this rezone request as part of its General Plan rewrite and City

Center Master Plan workshops and public meetings held between June 5, 2024 and February 19, 2025. During this time period, the City embarked on a City Center Master Plan (which includes the subject property of this rezone request). Through these discussions, the subject property and previous rezone request were discussed several times as the new City Center Master Plan was developed. These master planning discussions, and review of the previously denied rezone request, ultimately helped the Planning Commission and City Council to craft a new City Center Master Plan that will now allow for a considerable increase in density and allow for attached housing products on this property. Simply put, the denial of this rezone request in August of 2023 was a result of poor timing. Back in August of 2023, the city was just about to embark on the creation of a new General Plan and City Center Master Plan. Both the Planning Commission and City Council, at the time, wanted to work through the adoption of both plans prior to considering large rezone requests. The cart was simply ahead of the horse regarding the timing of the request.Per 1.2.2, Measure 1.2.4:Beginning in Q3 of 2023, the city embarked on a General Plan re-write process. The city used Q3 and Q4 of 2023 to secure grant funding, create a scope of work, issue an RFP, and hire a consultant. We then used Q1 and Q2 of 2024 to collect data, conduct public surveys, and hold public open houses. Moving along, in Q3 and Q4 of 2024 the city worked to draft the new general plan. Also during this time period, the city also embarked on a new City Center Master Plan. This master plan was initiated due to public feedback (collected with the General Plan) requesting a more detailed planning effort for the City Center to run parallel with the rest of the General Plan. Finally, in Q1 of 2025, the city held formal public hearings and adopted both plans (General Plan and City Center Master Plan).In Q2 through Q4 of 2025, following the adoption of both the General Plan and City Center Master Plans, the city shifted to “implementation mode” whereby we’ve been working with our consulting teams to draft new zoning classifications, update hundreds of pages of our land use code, and to create a mixed-use form-based code for our City Center. All of these code updates are nearing completion and the City hopes to have them adopted in Q3 or Q4 of 2025. Once adopted, property owners and developers can request rezones to the newly created zoning districts. Many of which have been designed to allow for mixed use, attached housing products (heavy emphasis on owner-occupied condos), or facilitated in-fill developments within existing neighborhoods.

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Per Task 2.1.2, Measure 2.1.3:In Q2 through Q4 of 2025, following the adoption of both the General Plan and City Center Master Plans, the city has shifted to “implementation mode” whereby we’ve been working with our consulting teams to draft new zoning classifications, update hundreds of pages of our land use code, and to create a mixed-use form-based code for our City Center. All of these code updates are nearing completion and the City hopes to have them adopted in Q3 or Q4 of 2025. Once adopted, property owners can request rezones to the newly created zoning districts in which many have been designed to allow for mixed use, attached housing products (heavy emphasis on owner-occupied condos), or facilitated in-fill developments within existing neighborhoods.Specifically, within the City Center’s new Master Plan and form-based code, the city anticipates a substantial uptick in density of around triple what is currently allowed under existing zoning.We are on track to complete this task within the anticipated 2025 timeline.

E

Per Task 3.1.2, Measure 3.1.3:The Planning Commission formally reviewed data regarding the number of internal and detached accessory dwelling unit permits during their July 10, 2025 workshop meeting.During this year's reporting period (August 1, 2024 - July 31, 2025) the city approved building permits for one internal ADU, and one detached ADU. These two permit requests were the only two ADUs that were requested in this reporting time period and both were approved. The previous year the city issued building permits for 7 ADUs. This year represents a smaller number of permit requests. During the Planning Commission's review (July 10, 2025) meeting, the Planning Commission reviewed this information. While we issued fewer permits this year (likely due to high interest rates), we are still seeing 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.Per Task 3.1.3, Measure 3.1.4:Per the timeline of this task, our next biennial review of our accessory dwelling unit regulations will take place in 2026. That said, our ordinance already allows for both internal and detached ADUs by right in all single-family residential zones. A simple building permit along with a single off-street parking stall is all that is needed in order to gain approval. There isn't much more the city can strip back in terms of regulation to facilitate ADU creation.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

Per Task 1.1.1, Measure 1.1.2:Beginning in Q4 of 2023, the city embarked on two significant planning efforts. This included a full General Plan rewrite and a City Center Master Plan. These efforts occupied all of 2024 and were formally adopted by the city in Q1 of 2025. Throughout this process, the city specifically held both workshops (see Measure 1.1.1 above) and public hearings (Measure 1.1.2) to both identify and consider candidate areas in town to be upzoned. The result of these workshops and public hearings was the adoption of both these plans which calls for a significant up-tick in density within the city. Specifically, within the City Center District (estimated tripling of density, 6-story tall mixed-use multi-family/condo buildings), along our Wolf Pack Way corridor (converting existing commercial zoning with 0 residential entitlements to a mixed-use zone allowing 12-18 residential units/acre), and in-filled within existing neighborhoods (facilitating flag lots, offering density bonuses for multiple property owners to coordinate in-fill within landlocked inner-block areas).Following adoption of these two plans in February of 2025, the city has shifted to implementation mode, whereby we are drafting the zoning classifications and ordinance amendments needed to allow for rezoning to be applied per the plan's recommendations. We anticipate finalizing all of these code updates in Q3 or Q4 of 2025. Once adopted, significant opportunities will be opened up for property owners and developers to realize much higher density development.Per Task 1.2.1, Measure 1.2.1:North

Logan City received only two rezone requests within the reporting period. Both rezone requests were approved.- Emery-Lambert Rezone - June 4, 2025This rezone requested an upzone of three existing residential parcels from A-10 (Agricultural 10-Acre Zone) to R-1-12 (Residential Single Family 12,000 sq. ft. lots). Upon receipt of this request, the city expanded the consideration from the three requested parcels, to include a total of 6 existing residential parcels. The city also modified the application to further upzone the properties from the requested R-1-12 (12,000 sq. ft. lots) to R-1-10 (10,000 sq. ft. lots) to further facilitate future developability.The result of this approval will allow multiple property owners to adjust their property boundaries and subdivide an additional lot within the existing neighborhood. This was a great example of coordinated in-fill development which was facilitated by the in-fill goals established within the city's new 2025 General Plan.It is important to note that this rezone request, while having been fully approved by the City Council within the reporting period of this year's MIHP report timeline, has not yet been adjusted on the city's Zoning Map as we are waiting for the property owner to execute and record the associated development agreement.- Smart Rezone - March 5, 2025This rezone requested an upzone of an existing residential lot (1 acre) from RE-1 (Residential Estate - 1 Acre lots) to Residential Single Family R-1-20 (20,000 sq. ft. lots). This approval will allow for this existing one acre lot to be split into two 20,000 sq. ft. lots and the development of an additional home within an existing neighborhood.This was another great example of in-fill development of an underutilized property which was facilitated by the in-fill goals established within the city's new 2025 General Plan.

F

See above response regarding actions taken this year towards the creation of land use regulations/decisions that are planned to be made towards implementation of this strategy.The above listed actions have positioned the city to adopt our draft sweeping code amendments within the planned 2025 timeframe.

E

N/A

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

Per Task 1.1.1, Measure 1.1.2:The city encountered significant public pushback regarding higher density development during the General Plan and City Center Master Plan creation process. To address these public concerns, the Planning Commission and City Council added language to both plans indicating that the city would pursue high rates of owner-occupancy within future attached housing products. This helped to soothe the public concerns regarding the

density. However the city has significant concerns with achieving this goal due to developer pushback regarding condominiumization and deed restrictions for owner-occupancy. The city also sees a future dilemma with enforcing owner-occupancy. If we are successful in creating owner-occupied small-form attached housing products, we do not have a housing authority or other mechanism to track and enforce the owner-occupancy or affordability provisions of a deed restriction. We will need help with these concerns from the state and larger regional level (County and COG).Per Task 1.2.1, Measure 1.2.2:On multiple occasions this past year, City staff have been called “foolish” by developers, because they don’t see how a multi-story stacked flat condo could be viable. Staff take this feedback as a slap in the face. But still feel that most of our local developers just don’t have the knowledge or capital backing to produce such a product.The city believes that it has laid the groundwork to allow for owner-occupied condominiums, but the development community doesn’t seem to have the resources, knowledge, or private lending or insurance mechanisms to bring such a product to reality.

F
See barriers listed with our response to our first strategy. Specifically the NIMBYISM encountered while working the our General Plan rewrite and City Center Master Plan.

E
We generally don't see any barriers to ADUs. The public has accepted them as being fairly common expectations within single-family neighborhoods. Our ordinance is very light (just a building permit and at lease on off-street parking stall required).

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A
The work we have done this year for this goal has allowed us to finalize and adopt a fully rewritten General Plan as well as a brand new City Center Master Plan. Adoption of these plans has allowed us to draft new zoning classifications and create hundreds of pages worth of redlines to our land use ordinance intended to bring the goals and visions of these two plans into our code. We are now only a few months away from adopting all of these changes.Following the adoption of the General Plan and City Center Master Plan, the development community has become highly engaged in the code writing process. We anticipate once these code updates are adopted, we will have a strong demand for new rezone requests to take advantage of all the new development opportunities.

F
See the response to this question for our first strategy. This holds constant for this strategy as well.

E

We've had several folks build ADUs over the last couple of years since the city's ADU ordinance was first adopted. That said, they aren't being built in droves. We had only two permit requests this year. We suspect this low number is mainly due to other market forces (interest rates, etc.).

7. **Links to supporting documentation** *(Optional)*

A

2025 General Plan: https://northlogancity.org/wp-content/uploads/2025/06/North-Logan-General-Plan-2025.pdf 2025 City Center Master Plan: https://northlogancity.org/wp-content/uploads/2025/06/North-Logan-City-Center-Master-Plan_Compressed.pdf

F

See previously linked 2025 General Plan and City Center Master Plan

E

Attachment to supporting documentation *(Optional)*

A

F

E

FEEDBACK & 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)*

LimitedStaff Availability- This past year, we had a Community Development Department consisting of a single employee. This individual handled all of the day-to-day phone calls, walk-ins, land use permitting, subdivision and development reviews, code enforcement, management of the Planning Commission, etc. Above all of these daily responsibilities, this staffer managed major planning projects including a General Plan rewrite and City Center Master Plan.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 planning and zoning tasks. This dynamic makes for a very reactive workload as opposed to proactive problem solving of local issues.I do believe that some good has come out of the MIHP process these past few years. However I very much believe that this process, as a whole, has just added an unreasonable workload on local planning staff.Housing Authority - As mentioned earlier in the report. We have laid the groundwork to allow for smaller form factor attached dwelling units. One of the city's aspirations is to keep as many of these dwellings as owner-occupied units. We also would like to explore deed restrictions to ensure attainability for successive owners of certain units. That said, we do not have a local housing authority or the in-house resources to track deed restrictions or verify that units remain in compliance long-term.Private-sector barriers for condos - We have developers telling us that they cannot do condos because of private sector barriers such as financing, insurance, long-term class action risk. etc. These barriers, if true, are completely out of the city's control. Need state and possibly federal intervention to correct/alleviate these barriers.Infrastructure Funding - As previously mentioned in this report. One of our biggest barriers is regarding our constrained culinary water infrastructure. We have been making great progress to address this critical constraint, but we still need millions of dollars of funding ($12-15 MM) in order to accommodate our planned growth. We've applied, and been denied, for many grants and loans over the past several years. We cannot continue to take out loans to cover these costs, it's simply unsustainable. Impact fees alone cannot help us attain the funding needed.NIMBYISM - I don't have an answer for this... but it certainly is the largest societal

barrier to addressing the housing crisis. Find a way to remove NIMBYISM as a variable in the equation, and we may be three-quarters of the way towards solving the crisis.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

North Ogden city

Who is filling out this report?
Scott Hess
CED Director
shess@northogdencity.gov
801-737-9841

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://cms3.revize.com/revize/northogdencity/Documents/Government/City%20Council/Agendas,%20Minutes,%20And%20Public%20Notices/2022/Packets/MEET-Packet-1effe052fc8645e6941fa8696c12c271.pdf

Link to general plan, moderate income housing element:
https://cms3.revize.com/revize/northogdencity/Documents/Departments/Planning%20and%20Zoning/General%20Plan/moderate_income_housing_component_final_9_21_2022.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://cms3.revize.com/revize/northogdencity/Documents/Departments/Planning%20and%20Zoning/Zoning%20Map%20And%20Standards/master_zoning_map_-_updated_february_2024.pdf

When did the last zoning map or text amendment occur?
8-Feb-24

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
1730

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.**
1730

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.**
75

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.
Speaking with developers and property owners, the main challenges have been interest rates, financing, and the construction costs. The ability to complete multi-family projects in the current financial market seems to be a more difficult process than developing single family lots. In North Ogden, there are limited barriers related to water, sewer, or storm water infrastructure with the exception of secondary water service high up on the hillside. This has not significantly impacted subdivision applications or approvals, but the construction of units is still very much out of the hands of the city.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
North Ogden City has rezoned, annexed, or approved several projects both Multi-Family and Single-Family that have not moved forward to Final Plat, construction of utilities, or building permit. The City is eager to see these projects be completed, but it is up to the developers and the market conditions on when these projects will move forward. The city does not have any overlay zones.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
11 for the reporting year. The true number is unknown. The city uses Residential Rental Business Licenses to track ADUs. There are likely hundreds of homes in the city that *could be used for ADUs, but the business license shows the intent and use as an A

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
9, but only one applied for and has a Residential Rental Business License.

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
1

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A

E

G

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

https://cms3.revize.com/revize/northogdencity/Documents/Departments/Planning%20and%20Zoning/General%20Plan/moderate_income_housing_component_final_9_21_2022.pdfStrategy A: rezone for densities necessary to facilitate the production of moderate income housing- Implementation Measure Time - Months- General Plan Future Land Use Map Adoption - Complete- General Plan Written Text and Document Update - 12 Months- Market driven rezone requests. Evaluate developer's response to increased density areas to provide new moderate income housing options - 24-36 MonthsDescription:North Ogden City continues to take active steps toward implementing its long-term land use goals. The General Plan Future Land Use Map, and MIHP Update adopted in 2022, have been used by both the Planning Commission and City Council to guide decisions on land use applications, annexations, and rezoning requests.Land use changes take time to materialize, as the City does not proactively rezone private properties. Instead, it evaluates annexation and rezoning proposals as they are submitted, using the adopted planning documents as a framework for decision-making.

E

https://cms3.revize.com/revize/northogdencity/Documents/Departments/Planning%20and%20Zoning/General%20Plan/moderate_income_housing_component_final_9_21_2022.pdfStrategy E: create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;Implementation Measure Time - Months- Ordinance passed allowing Internal ADU's in all single-family residential zones - Complete- City encourage and communicate to homeowners the possibility to construct ADUs to provide affordable housing -

Annually 12 months- Process building permits: 5-10 ADU’s per year is a realistic number ofexpected new ADUs in North Ogden annually - Annually 12 monthsAs part of its ongoing efforts, North Ogden City complies with state law by processing building permits and residential rental business licenses in a timely manner. This efficiency supports the implementation of ADU-related measures by facilitating the prompt approval of new ADU construction and rental registrations.

G

Strategy 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 Measure Time - MonthsGeneral Plan language and Future Land Use Map focus on high and medium density housing in close proximity to UTA routes - CompleteProcess building permits: 600 entitled units expected to file for buildingpermits. - 12-36 monthsHalf of all new units to be located within ¼ mile of major bus routes and all within ½ mile of the bus line. - 12-36 months

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Within the 2024-2025 reporting year, the city received and approved two annexation petitions and two rezoning applications. These actions support Strategy A, as they demonstrate the City's responsiveness to requests for higher-density zoning aimed at increasing the supply of Moderate Income Housing.Annexation:1. Westates Companies, 20.5 Acres- Approved for Multi-Family R-4 Zone up to 315 units- 20% of the total townhomes are to be owner occupied for the first five years of ownership. (This provision supports owner-occupied townhomes in North Ogden, which are generally more affordable than standalone single-family homes. While no specific sales price was set, the City believes that promoting homeownership aligns with the intent of Strategy A.)2. Lyman Barker, 19.6 Acres- Approved for single-family R-1-10, 10,000 square foot lots- Provides housing options in the City. No restrictions on home ownership or sales price. Rezones: Both were related to Commercial zones and do not impact housing in North Ogden City.

E

During the reporting period from August 1, 2024 to July 31, 2025 there were 9 building permits approved with *assumed internal ADUs given their configuration (permits: 23-336, 24-14, 24-421, 25-42, 25-69, 25-142, 25-211, 25-155, 25-342). Only one of those permits, 25-155, also applied for and was approved for a Residential Rental Business License. North Ogden City continues to actively support Accessory Dwelling Units (ADUs) in accordance with state law. Attached ADUs are permitted in all single-family zones, and detached ADUs are allowed on lots

larger than 20,000 square feet.To encourage ADU development, the Planning Department promotes the inclusion of features such as basement utilities, walk-out access, or attached ADUs during new home construction. The City also offers no-cost building permits for basement finishing in new homes, reducing financial barriers for homeowners interested in adding ADUs.City Code 11-9M-9(K) provides a legal pathway for homeowners to bring previously unpermitted ADUs into compliance through inspection and necessary upgrades—without penalties.Notably, the presence of a basement kitchen does not automatically classify a space as an ADU. All rental units, including ADUs, are regulated through the residential rental business license process to ensure compliance.

G

The 20 acre, 315 unit annexation is just off of Washington Blvd. near 1700 N. within 1z2 mile of an existing UTA route. Progress on building new housing in the area is slow and steady. The final twelve townhome units at the Village at Prominence Point development were completed and have received Certificate of Occupancy and care currently marketed for sale. Three additional 24-plex apartment buildings have been discussed with the Building Department, but have not formally applied.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

Since 2022, the North Ogden Planning Commission and City Council have collaborated to identify and plan areas suitable for multi-family housing. While the City has received preliminary concepts for small-lot single-family and townhome developments, no formal applications have been submitted beyond two annexations. One annexation, involving over 20 acres designated for multi-family use, represents a significant land use decision for a city of North Ogden’s size. However, current financing and market conditions have limited the number of formal development applications.

E

During the reporting period from August 1, 2024 to July 31, 2025 there were 9 building permits approved with *assumed internal ADUs given their configuration (permits: 23-336, 24-14, 24-421, 25-42, 25-69, 25-142, 25-211, 25-155, 25-342). Only one of those permits, 25-155, also applied for and was approved for a Residential Rental Business License. In addition to the information and data below, staff regular attends the Northern Utah Homebuilders Association meetings when invited, and the Planning Department has made the pitch to homebuilders to accommodate basement ADU potential in new construction. There are no requirements to do so at the State or local level when it comes to single-family new construction.

G

Annexation - Westates Companies, 20.5 Acres- Approved for Multi-Family R-4 Zone up to 315 units- 20% of the total townhomes are to be owner occupied for the first five years of ownership. Building Permits- 12 townhomes at Village at Prominence Point near Washington Blvd. north of 1700 N. This area is located near Washington Blvd and 1700 N. which supports housing near transit and commercial. UTA runs regular bus service in this area and this corridor represents North Ogden's major commercial areas. As part of its ongoing efforts, North Ogden City continues to implement the 2022 General Plan Future Land Use Map. This includes the review and approval of annexations and rezones along Washington Boulevard, particularly in areas near transit and commercial development.The City has been proactive in approving and entitling development projects; however, it does not control when developers submit building permits or commence construction. Once permits are submitted, the City ensures they are reviewed and processed in accordance with state code timelines.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

The housing market in North Ogden has slowed due to high interest rates and limited access to commercial lending. Many previously approved multi-family projects are struggling to move forward under current financing constraints. Developers who acquired land several years ago are better positioned, as lower land costs allow for greater flexibility and profitability.Both administratively and politically, there is strong support for the 2022 General Plan Future Land Use Map. This plan remains a key strategy for expanding housing options, increasing affordability, and addressing the diverse housing needs of North Ogden residents.The main barrier is getting developers to actually apply for projects, carry them forward to recorded plats, install and finalize all infrastructure, and pull building permits. The City is doing its part to entitle and approve projects, from there it is the responsibility of the developer to deliver the final product.

E

North Ogden City encourages, but does not require, homeowners to construct Accessory Dwelling Units (ADUs). While the City supports ADU development through streamlined permitting and incentives, several barriers remain that may limit widespread construction. These include persistently high interest rates, elevated construction costs, limited contractor availability, and challenges in securing financing for small-scale residential projects. Additionally, homeowners may face regulatory complexity, design limitations, or neighborhood concerns that further discourage ADU development.

G

Costs and financing remain persistent barriers to housing development. Also, there is a limited number of acres near commercial areas in North Ogden. The City has no control over interest rates, construction material costs, labor availability, or access to financing; all of which contribute to uncertainty about when approved housing projects will be built and at what price point they will be sold or rented.While these market-driven challenges do not prevent the City from reviewing and approving land use applications, they do limit the City's ability to influence the pace of actual housing construction. As a result, the period between project approval and construction often remains a significant unknown in the City’s efforts to address housing needs.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

The City is actively responding to the housing shortage by carefully reviewing each annexation and rezoning request. The City Council is committed to supporting affordable housing and is not a barrier to future development. Instead, current market conditions—such as limited financing and slow construction of already approved projects—pose the greater challenge. These economic factors are outside the City’s control and cannot be addressed through local legislative action alone.

E

During the reporting period from August 1, 2024 to July 31, 2025 there were 9 building permits approved with *assumed internal ADUs given their configuration (permits: 23-336, 24-14, 24-421, 25-42, 25-69, 25-142, 25-211, 25-155, 25-342). Only one of those permits, 25-155, also applied for and was approved for a Residential Rental Business License.

G

Tracking real-time housing affordability remains a challenge for the City. However, a notable trend over the past two years is that new development approvals and construction activity often generate increased interest in nearby properties. This pattern of development spurring additional investment has contributed to the marketability of adjacent land and the clustering of future projects. The City hopes this trend will continue as currently entitled developments move forward with construction.

7. **Links to supporting documentation** *(Optional)*

A

https://cms3.revize.com/revize/northogdencity/Documents/Government/City%20Council/Agendas,%20Minutes,%20And%20Public%20Notices/2024/Agenda/Agenda%20CC121024.pdf

E

G

https://cms3.revize.com/revize/northogdencity/Documents/Government/City%20Council/Agendas,%20Minutes,%20And%20Public%20Notices/2024/Agenda/Agenda%20CC121024.pdf

Attachment to supporting documentation *(Optional)*

A

E

G

FEEDBACK & 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)*

Housing affordability is not a lever that can be easily controlled at the municipal level. While cities can influence zoning and land use, broader market forces such as interest rates, financing availability, construction material costs, labor shortages, and property values have a far greater impact on housing prices.Zoning can shape what types of housing are allowed, but it does not determine whether those homes will be affordable. Even when higher-density projects are approved, developers must still overcome significant financial and market constraints. As such, meaningful progress on affordability requires coordination beyond local government, involving state policy, lenders, and the private sector.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://nslcity.org/DocumentCenter/View/5547/RES-2022-34R-Moderate-Income-Housing-Element-revision-and-accept-annual-housing-report-92022

Link to general plan, moderate income housing element:
https://nslcity.org/DocumentCenter/View/1522/Moderate-Income-Housing-Plan?bidId=

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
1-Oct-24

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
721

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.**
87 parcels, 108 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.**
696

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 in developing these units is the market. 613 (88%) of the entitled units in the City got their entitlement through Planned Districts on only 27 parcels of land. However, developers who agreed to these multi-family developments have told the City that the market currently is not favorable to build many of these units. Developers have even come to the City to ask for a reduction in housing density, parking, and removing commercial aspects of these developments. The City wants these parcels to develop with the multi-family housing that was agreed to by both the Developers and the City Council, and the City is committed to these parcels being developed as agreed to rather than reducing the density for a different housing type. This may mean that these parcels will sit vacant until market conditions are more favorable for developers, or the parcels are sold to those more willing to develop as agreed to.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
Land Use Permit

Total known number of Accessory Dwelling Units recorded as of the report submission date:
61
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
5

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
6 Land Use Permits

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

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)

F

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)

G

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)

H

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, parked reductions should be included in Planned (P) District development agreements within the Town Center. (2022-2025)

I

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)

P

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. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E

The City continues to provide free land use permits for ADUs and promotes the approval of 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 6 land use permits for ADUs and has 3 building and land use permits currently under review .

F

In 2024, the City was awarded funds from WFRC to write and adopt urban design standards for the Town Center. The consultant for the project was just recently selected and work should begin in August 2025. 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. The urban design standards will use the General Plan Update and Town Center Market Study as guiding documents. The City also rezoned parcels which were zoned General Commercial (C-

G) to Planned District (P) for the townhome development, Clifton Place. The north portion of this development will consist of 68 townhomes with a future commercial phase to the east. UTA Route 417 has bus stops abutting this development. Construction is underway on the development. The developer intends to move forward with the development of an abutting parcel to the south dependent on construction costs and interest rates. That parcel is currently zoned General Commercial (C-G). The City has also been in the process of updating the General Plan. Through this process, consultants have been tasked with providing innovative land uses to provide more housing within the city. This analysis will be used to inform future land use decisions for the General Plan Update to be adopted this year.

G

The City rezoned parcels which were zoned General Commercial (C-G) to Planned District (P) for the townhome development, Clifton Place. The north portion of this development will consist of 68 townhomes with a future commercial phase to the east. UTA Route 417 has bus stops along this development. Construction is underway on the development. The developer intends to move forward with the development of a parcel to the south dependent on construction costs and interest rates. That parcel is currently zoned General Commercial (C-G). In 2024, the City was awarded funds from WFRC to draft and 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. A consultant has been selected for the project and work is anticipated to begin in August 2025. The Town Center is slated to be serviced by the future Davis Connector BRT and the Urban Design standards will promote density around those stations.

H

In 2024, 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. An RFP has been sent out for this project and a consultant has been selected. Work is anticipated to begin in August 2025.

I

In 2024, the City was awarded funds from WFRC to draft and 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. A consultant has been selected for the project and work should begin on drafting the standards in August 2025.

P

The City has applied to Davis County for CDBG funding to restart the home improvement program. This program will aid low to moderate income residents of the city make necessary repairs to their homes. Residents can apply for repairs for their roof, HVAC, plumbing, and electrical as well as repairs which will bring the home into compliance with Building Code and ADA standards. The City will inspect these homes, then hire contractors with the home

improvement funds to make the necessary repairs. The City applied for $40,000 in funds with the City dedicating a $10,000 match which will come from CDA funds, if awarded. The home repair program run by the City in the past has been successful and the City is optimistic that bringing back the program will provide much needed assistance for low to moderate income homeowners.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E

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 61 land use permits for ADUs including 6 since August 1, 2024 . 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 ensures that they meet building and fire code regulations. In October 2024, the City amended its Land Use Ordinance to permit Accessory Caretaker Residences in all commercial and industrial zones. Although this amendment was outside residential zoning districts, the city is dedicated to allowing Accessory Dwelling Units within its boundaries, regardless of zoning designation.

F

The city has been using Planned Districts (P) to regulate the design and placement of housing. The City rezoned parcels which were zoned General Commercial (C-G) to Planned District (P) for the townhome development, Clifton Place. The north portion of this development will consist of 68 townhomes with a future commercial phase to the east. UTA Route 417 has bus stops abutting this development. This rezone allowed for higher density and mixed-use development on a parcel which was zoned for commercial and along a bus route. The City Council also amended the development agreement with Lofts North Salt Lake. This Town Center development had previously been rezoned to Planned District (P) and this amendment to the development agreement will make the development more viable for the developer. This 79-unit, mixed use apartment complex is located approximately 200 feet from a future BRT station.

G

The City has been using Planned Districts (P) to regulate the design and placement of housing. 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. In November 2024, the City Council issued site plan approval for Lofts North Salt Lake, a mixed-use apartment complex with ground floor retail. This development will bring 60 single-room apartments and 19 two-bedroom apartments to the Town-Center. All the single-room apartments will be rented at or below 80% AMI. In that same meeting, the City Council also amended the development agreement with

Lofts North Salt Lake. The development area had previously been rezoned to Planned District (P). This amendment will reimburse the developer for expenses incurred for planter boxes, street tree grates, sidewalk, park strip, curb and gutter, basket landscaping irrigation, widened ADA ramps, and off-street bike lane. The City also agrees to purchase street tree grates and street light bases for the development. The City's contribution will allow the single bedroom units in the development to be rented at or below 80% AMI without any additional city subsidies. This 79-unit, mixed use apartment complex is located approximately 200 feet from a future BRT station.

H

In November 2024, the City Council issued site plan approval for Lofts North Salt Lake, a mixed-use apartment complex with ground floor retail. This development will bring 60 single-room apartments and 19 two-bedroom apartments to the Town-Center. All the single-room apartments will be rented at or below 80% AMI. The residential parking rate is 1.59 spaces per unit for the West Building and 1.47 spaces per unit for the East Building. This is well below the 2.25 parking spaces required in City Code. This development is located approximately 200 feet away from the future BRT station. It is anticipated that this year, the adoption of Urban Design Standards will have reduced parking requirements for the Town Center with more reductions for developments close to the future Davis Connector BRT, which will allow for a parking reduction across the board in the Town Center zones.

I

In November 2024, the City Council issued site plan approval for Lofts North Salt Lake, a mixed-use apartment complex with ground floor retail. This development will bring 60 single-room apartments and 19 two-bedroom apartments to the Town-Center. All the single-room apartments will be rented at or below 80% AMI. In that same meeting, the City Council also amended the development agreement with Lofts North Salt Lake. This amendment will reimburse the developer for expenses incurred for planter boxes, street tree grates, sidewalk, park strip, curb and gutter, basket landscaping irrigation, widened ADA ramps, and off-street bike lane. The City also agrees to purchase street tree grates and street light bases for the development. The City's contribution will allow the single bedroom units in the development to be rented at or below 80% AMI without any additional city subsidies.

P

In November 2024, the City Council amended its development agreement with Lofts North Salt Lake, a mixed-use apartment development in the Town Center with 60 single bedroom and 19 two-bedroom apartments. The single bedroom apartments will be rented at or below 80% AMI. City funds will be used to reimburse and pay for improvements along Center Street and 130 East. This amendment will reimburse the developer for expenses incurred for planter boxes, street tree grates, sidewalk, park strip, curb and gutter, basket landscaping irrigation, widened ADA ramps, and off-street bike lane. The City also agrees to purchase street tree grates and street light bases for the development. The City's contribution will allow the single bedroom units in the development to be rented at or below 80% AMI without any additional city subsidies.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E

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 as to not alert South Davis Sewer District of their existing ADU. 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. To resolve this issue, the city has worked with South Davis Sewer District to get an exemption of impact fees to residents who have a second kitchen and are wanting to permit their ADU but may not be ready to rent it out for the time being. Another barrier has been the lack of bus rapid transit in North Salt Lake. The City is patiently awaiting the construction of the Salt Lake-Davis Connector BRT. City code currently allows for reduced parking requirements for ADUs within 1/4 mile of a BRT Route. The future Salt Lake-Davis Connecter BRT would make permitting ADUs much easier for homes within ¼ mile of that route.

F

The largest barrier experienced in the past year has been the market. The city has development agreements and has issued site plan approval 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. Some developers with development agreements and site plan approval with the City have even approached the City to lower the density and type of housing units from apartments to townhomes. 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. Limited undeveloped land has also been a barrier preventing the rezoning of commercial properties to residential and mixed-use. Commercial land is limited in the City and the City Council has reasonably told potential applicants that they would prefer to preserve commercial land (which is listed in both the zoning and future land use map as commercial) to be used for commercial uses rather than high-density residential, and focus the higher-density residential in other areas. The public has also expressed the desire to stop building higher density housing in some of our General Plan meetings, which is a barrier to development when the City Council is trying to balance the interests of their constituents. 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.

G

One of the barriers experienced in the last year has been a lack of service by UTA, especially with rapid routes. This year, Route 417 began service bringing much needed transit back to Foxboro after a hiatus since 2020. Despite this, current transit offerings are still not adequate to meet the needs of the City. The City is patiently awaiting the construction of the Salt Lake-Davis Connector BRT. City code allows for reduced parking requirements for ADUs within 1/4 mile of a BRT Route. The future Davis Connecter BRT would make permitting ADUs much easier for homes around Highway 89. It is also likely that the Town Center Urban Design Standards will allow for additional residential parking reductions in areas near the BRT route.

H

One of the barriers experienced in the last year has been a lack of service by UTA, especially with rapid routes. The City is patiently awaiting the construction of the Davis Connector BRT. In 2018, the City Council amended the code to allow for reduced p

I

None

P

One of the barriers faced is the market. Developers have expressed interest in developing/redeveloping in the Town Center, but current market conditions do not allow potential housing projects to pencil how the developers would like. Multiple apartment complexes are entitled within the Town Center through planned district zoning, but developers are shelving the projects to wait out the market. Some developers have also approached the City to down zone the development agreements from apartments to townhomes and removing commercial components which were previously agreed to. Because of this, there has been interest from developers who specialize in moderate income housing wishing to develop vacant commercial lots in the City for affordable housing. The City Council/RDA has decided not to participate as they intend for commercial land in the City’s Future Land Use Map to be developed for commercial use. The City is optimistic that once construction commences on housing projects in the Town Center entitled through planned districts and the anticipated adoption of urban design standards this year, there will be more interest from those seeking RDA funding within the Town Center.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

Since 2018, the city has given administrative approvals for 61 Accessory Dwelling Units in North Salt Lake. In the last year, the city has approved 6 land use permits and currently has 3 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 limited listings, which could potentially be a sign of a low vacancy rate. The average rent for ADUs is $1,647.50, a $206.50 average increase from the 2024 MIH report ($1,441). The median gross rent for North Salt Lake is $1,613 (2019-2023, US Census QuickFacts), signifying that ADUs on average are being rented at a similar rate to other rental options in the City. However, 1-bedroom ADUs are being rented on average for $1,375 a month which is below HUD's limit for low-income (80% AMI) 1 person households to be considered affordable (30% gross monthly income) in the Ogden-Clearfield area ($1,546.25). Additionally, 2-bedroom ADUs are being rented on average for $1738.30 a month which is below HUD's limit for low-income (80% AMI) 2 person households to be considered affordable (30% gross monthly income) in the Ogden-Clearfield area ($1766.25).

F

There have been no notable market changes as a result of the developments that are currently under construction. However, later this year, we will likely start to see changes in the market once we have drafted and adopted the urban design standards for the Town Center.

G

There have been no notable market changes as a result of the developments that are currently under construction. However, later this year, we will likely start to see changes in the market once we have drafted and adopted the urban design standards for the Town Center.

H

In the past year, private developers who have made development agreements with the City have been reaching out to amend their development agreements, especially pertaining to parking. Some apartment buildings which are entitled in the city are requesting to remove the parking garages which they are entitled to, or to have the agreed upon parking rate reduced. This shows that even when the City agrees to lower parking requirements for developers, the market still drives the developers to ask for less parking which is unfeasible for the current transit service within the City.

I

By helping to subsidize single-room occupancy developments with City funds, the developer was able to make Lofts North Salt Lake possible at 80% AMI. The developer believes that there is a strong market for this housing type, but we won't see any results until they are built.

P

A building permit is under review for both Lofts North Salt Lake buildings. It is expected that the completion of these buildings will have a positive impact on the affordability of the market. Currently, there have been no noticeable market responses.

7. **Links to supporting documentation** *(Optional)*

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Attachment to supporting documentation *(Optional)*

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FEEDBACK & 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,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)*

Education on how to creatively implement strategies and work nonprofits etc would be so helpful, as City Staff doesn't currently have that expertise.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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
brandonrypien@ogdencity.gov
801-629-8931

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

file:///X:/Planning/Plans/General%20Plans/Moderate%20Income%20Housing%20Plan/2025%20MIH%20Reporting/Pages%20from%20Ordinance%202023-8%20moderate%20income%20housing.pdf

Link to general plan, moderate income housing element:
https://www.ogdencity.gov/DocumentCenter/View/24462/07-Housing-Element-amended-2022_PC_BR

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://arcg.is/0PLTLC0

When did the last zoning map or text amendment occur?
The last zoning map amendment was for the R-2S rezone that was amended on February 4, 2025. It is a zone that allows attached single household residential and small lot single household residential. This zone has been used for several infill residential developments throughout the city.

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
584

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.
18

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.**
1,379

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.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
Ogden has approved a lot of townhome projects this past year. Several of the apartment projects that have been counted in the past several MIH reports are under construction, especially in the downtown area. Ogden City is working with a development team to prepare the land surrounding the Union Station for mixed use development that will include hundreds of apartments.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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, 2024 and July 31, 2025:
4

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
4

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

N
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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

N

Ogden General Plan Strategy 6.I.: “Continue to provide through the Own in Ogden Grant additional funding for home purchases to city employees for first time home purchases or relocation into Ogden.” This is an ongoing action, Ogden City adopted an annual budget for administering the Own in Ogden and the Rehab Resale Program (formerly known as the Home Sweet Ogden program) for FY25. The Own in Ogden program can be used for all applicants, not just first-time buyers. The program is for applicants buying their primary residence in Ogden City.

U

Ogden General Plan Strategy 6.J.: “Develop and adopt station area plans in accordance with Utah Code 10-9a-403.1.” Adoption of the Station Area Plan is not required until December 31, 2025.

E

Ogden General Plan Strategy 6.C.: “Continue to provide, improve opportunities and adjust regulations for Accessory Dwelling Units in all neighborhoods in Ogden City.” To meet the state strategy, Ogden must reduce regulations on accessory dwelling units and continue to create or allow for accessory dwelling units in residential zones.

C

Ogden General Plan Strategy 6.H.: “Preserve existing moderate income housing through the HELP and Homestead programs of Ogden City.” Ogden City Community Development Division continues to receive federal HUD funding through Community Development Block Grant (CDBG) and the HOME grant programs. These funds are used to support goals through HUD.

O

Ogden General Plan Strategy 6.G.: “Continue to partner with Ogden Housing Authority and Weber County Housing Authority in development of projects in Ogden City in the development of low to moderate-income housing.”

G

Ogden General Plan Strategy 6.D.: “Require higher density developments in TOD, Urban Mixed Use, and Neighborhood Village Centers.”

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

N

A.Ogden employees who do not own a home in Ogden may receive up to $15,000 to be used for a down payment, closing costs, or principal reduction toward first mortgage loan balance. The loan is zero interest, deferred payment that is required to be repaid in full if the recipient chooses to sell the home before 10 yeas. Ogden City Police Officers and Firefighters may receive up to $20,000; the loan is forgiven fully after the recipient has lived in the home for 10 years. B.The program guidelines have been updated to allow for an existing house priced up to $430,000 or a new build priced up to $467,000. This change occurred halfway through FY25 (September 1, 2024) in response to market trends. The previous home price was $380,000 for both new and existing homes. C.The budget for the 2025-2026 fiscal year was approved in June of 2025. D.The area median income limits (as determined by HUD) were updated July 1, 2025.

U

A.Ogden City has begun the process of updating the general plan. The five bus-rapid transit station area plans (with fixed guideways) are included as part of Ogden City’s general plan update. The five station area plans are located within the Harrison Blvd Corridor and on Weber State University’s Campus. Ogden City formed a station area plan advisory committee to help guide plan development and feedback. Ogden City also sought extensive public feedback through in-person and virtual workshops and surveys. Five in-person public workshops and ten events regarding the station areas were held between August 1, 2024 – July 31, 2025. The Station Area Plan advisory committee will meet a total of nine times by the time the station area plan is adopted. The consultant team, Logan Simpson LLC, have been contracted to develop

the Station Area plan. B.City staff are drafting the Ogden FrontRunner Station's Prior Actions document to be adopted and certified by Wasatch Front Regional Council (WFRC). City staff are preparing the FrontRunner Station's Prior Actions document to be adopted by the City Council in order to submit it to WFRC for certification. As of July 21, 2025 the prior action document has been reviewed by WFRC and a transmittal for City Council is being prepared. The item will go before City Council in August 2025.

E

Ogden City is in the process of updating the general plan and Unified Development Code (UDC). Ogden City has held several public events and workshops August 2024 – July 2025 and obtained community feedback on ADUs including design standard. Ogden City is proposing as part of the new Unified Development Code to allow ADUs citywide in all single-family residential zones.

C

A. Over $369,000 in home renovation loans were distributed in FY25. The average loan was under $15,000 and helped homeowners make needed repairs, including roof replacements, sewer and water laterals, windows, cladding, concrete, and landscaping improvements.B. Ogden City purchased 4 existing homes to renovate and sell to moderate-income households in FY25.

O

A.Ogden Housing Authority completed the permanent supportive housing development "Solace" at 31st and Lincoln. It has 56 units dedicated to permanently housing homeless individuals. This project was completed and began to house individuals in November 2024. B.Ogden City received a federal grant for the FY25 that is being used for the Tenant Based Rental Assistance Program (TBRA). The program is managed through the Ogden Housing Authority and currently aids 79 people that were previously homeless; 73 receive rent with supportive services and 6 receive supportive services assistance.

G

Held five in-person workshops and ten events August 2024 – July 2025 to obtain public input regarding the SAP for the BRT route along the Harrison Blvd corridor. During each workshop session, staff asked targeted questions about the SAP alongside transportation related inquires. Several priorities that align with this strategy emerged including: A. Encouraging the development of more mixed-use centers to support projected housing and job growth. B. Create additional public gathering spaces to support community interaction. C. High-density residential zoning near goods and services to provide alternative transportation options.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

N

City Council approved 2025-2026 budget to continue to fund the Own in Ogden and the Rehab Resale program.

U

Ogden City is reviewing the drafted Station Area Plans for BRT stations along the Harrison Blvd. corridor and the FrontRunner Station with WFRC in September 2025. Ogden City is on track to be certified by the December 2025 deadline.

E

A.As part of Ogden City's UDC, we will increase the height limit for ADU's up to 25', which could allow a homeowner to build an ADU over a detached garage, regardless of the height of the primary structure. Previously, an ADU was limited to the height of the primary building. B.As part of the UDC adoption, ADUs will be permitted in all single-family residential zones citywide and all prior restrictions will be removed.

C

Ogden City Council continues to fund programs and the Community Development Division. All of the Community Development programs were funded during the 2024-2025 fiscal year.

O

Ogden Housing Authority was approved to construct a transitional housing project for young adults that are transitioning out of the foster system. The project is proposed to be located at 211 Patterson. The project received a conditional use approval for a 12 unit apartment.

G

A.Update zoning ordinances by adopting Community Campus (CC), Mixed-Use (MU), and High Density Residential zones along the Harrison Blvd. SAP corridor. These zones promote more housing near the bus-rapid transit stations. B.Update overlay zones to remove ADU restrictions and allow additional residential infill options near transit. Expand allowed residential infill options such as ADU's, cottage lots, duplexes, and residential conversions. These new infill options will increase the ability for more people to live near the transit stations. C.Encourage corner stores, cafes, and small-scale services in mixed use areas as part of the new citywide vision and general plan update. The new mixed-use centers will provide needed services for people that live near transit and promote healthier alternative modes of transportation. D.Use HTRZ or TIF tools to redevelop strip malls and low-value commercial lots along Harrison Blvd SAP corridor. Ogden City is applying for HTRZ to secure funding to build high density housing within the opportunity zone near the FrontRunner Station. E.Adopt the Ogden City BRT Station Area Plan.

Ogden City has worked with a consultant throughout 2024 to develop the BRT Station Area Plan. It is on schedule to be adopted by December 31, 2025.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

N

The program was able to approve and fund 52 households this past fiscal year exceeding the goal of 50 households for the FY25. The program was also able to adapt to market conditions to help broaden the availability of the program to applicants. The demand for this program continues to grow each year.

U

None

E

None

C

The cost of construction and high interest rates have limited the amount of projects Ogden City can complete within a fiscal year.

O

An application for a permanent supportive housing for homeless proposed by Weber Housing Authority did not get approval in 2024. However, the city purchased the property from Weber Housing Authority and envisions the site being developed into neighborhood infill to continue to revitalize the neighborhood and promote low to moderate income homeownership options.

G

None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

N

The maximum home price was updated about halfway through the fiscal year in response to market conditions. The previous maximum was $380,000 for both new and existing households.

U

The Capital Square project in East Central Ogden is an indicator that the market is interested in developing near the bus-rapid transit stations. Two of the bus-rapid transit stations along Harrison Blvd. are ripe for redevelopment. A recent market study shows that these areas were developed prior to 1980, and they are ready for a redevelopment.

E

The number of total known accessory dwelling units recorded, and business licenses or permits to rent an ADU has increased since the previous year. Building permits issued to construct an ADU have decreased compared to last year. We anticipate that with the adoption of the UDC and General Plan we will see an increase in ADU applications.

C

Interest rates are around 7% and 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 due to high interest rates.

O

Ogden Housing Authority has received approval for the 211 Patterson transitional housing project, but it is trying to secure additional funding to begin construction. Ogden Housing Authority stated that they there is a need for more units, and it would like to add another story to the building, which it could do based on the zone's height limit. These types of projects require government subsidies to develop.

G

Ogden City is actively working with UTA to prepare its land (17 acres) near the FrontRunner station for a large mixed-use development called Union Station Neighborhood. Ogden City is contracted with J. Fisher Companies and Mortensen to develop this property.

7. **Links to supporting documentation** *(Optional)*

N

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Attachment to supporting documentation *(Optional)*

N

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FEEDBACK & 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.,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)*

Ogden City needs more State and Federal funding in order to reduce the gap between income and cost of housing. Ogden City provides down payment assistance programs, but households are still cost burdened by the cost of housing. Ogden City provides a majority of Weber County's affordable housing, partially because it has an older housing stock than surrounding cities. The Community Development Division provides assistance to households that cannot afford to make needed home repairs. The Community Development Division always has more need than funds available. Federal and State funding help fund many of the programs that low-income households rely on to maintain their older homes in a habitable state. Ogden City residents depend on natural occurring affordable housing (NOAH) and the demand for ongoing maintenance will continue to grow as its housing stock continues to age. Ogden City has the lowest median household income in Weber County, which means when major home repairs are needed, such as a new roof, this can be very difficult for households to afford.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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
801-229-7095

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

Uploaded as attachment

Link to general plan, moderate income housing element:
Uploaded as attachment,

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://maps.viewprogis.com/ecp/orem-ut; https://maps.orem.gov/whereilive/?_gl=1*1kide83*_ga*MTYxOTA0MTI3MC4xNzM2MTc3Mzc3*_ga_1G5ML6CSG3*czE3NTQwNzU0MjYkbzE0OCRnMSR0MTc1NDA3NTQ2OSRqMTckbDAkaDA.; https://online.encodeplus.com/regs/orem-ut/doc-viewer.aspx?s

When did the last zoning map or text amendment occur?
25- May

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
159

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.

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.**

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 notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
829
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
36

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
4,200 Landlord Licenses

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
n/a

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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L

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

UCA 10-9a-403(2)biii (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;" 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-informationamendedApril-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 existingaccessory 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, Oremutilizes code enforcement services to ensure noncomplying units come into compliance with city code. In 2020, Orem City enacted an ordinance requiring landlord licensing for all rentalproperties. 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 DevelopmentServices will implement a broad communications campaign citywide to help residents understand the requirements of accessory apartments. This will firstbegin by using existing newsletters the City sends out to residents and landlords. Orem is projecting and implementing this broad communications campaignstarting the second quarter of 2023 after evaluating the specifics of frequency and audiences in the fourth quarter of 2023.

W

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.

X

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.

U

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 timelime for the Station Area Plans is Phase 1 to be completed in 2023, and Phase 2 late 2024 early 2025.

L
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. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**
E
In January of 2025, the City updated its website from .org to .gov. This provided an opportunity to update the accessory apartment information through the requirements page: https://orem.gov/wp-content/uploads/2025/01/Acc-apt-information-amended-Sep-2022-1.pdf as well as https://orem.gov/forms-applications/, as well at https://www.orem.gov/accessory-apartments. Staff is continuing to review updates to this page for ease of access to information and simplifying the process for residents. While already included in the report, Staff includes these numbers here as well for complete accessory apartment data summary. Annually, Orem monitors the number of legal apartments in an annual report of new and existing accessory apartments. Currently, there are 829 legal accessory apartments in Orem. It is anticipated that approximately 31 additional accessory units will be approved in 2025 based off of an average of the approvals over the years of tracking under SB34 and HB462. The list of legal accessory apartments within the city is found on our website at https://orem.gov/accessory-apartments/. To ensure the safety and welfare of residents, Oremutilizes code enforcement services to ensure noncomplying units come into compliance with city code. Since 2020, Orem has required landlord licensing for all rental properties. As of the July 30, 2025, there are 4,200 active landlord licensing accounts . Staff is in process with utilizing this and other data to further map existing rentals and housing as part of the current general plan update. In February of 2025, Staff began an update to the General Plan in coordination with the City Council and Planning Commission. We are reviewing each chapter of the existing plan, as well as the required elements. Discussions with the Planning Commission have included consideration of existing accessory apartment regulations and the need to explore detached accessory apartments. Staff

anticipates more detailed consideration of detached accessory apartments through continued discussions about the General Plan. City staff continue to address frequently asked questions about accessory apartments through phone calls, emails, and text messages from residents in Orem. Staff has revised project priorities relating to the communications campaign as identified in previous reporting years relating to this strategy. With the General Plan update, staff has revised the communications to focus on discussions about general plan chapters, topics with the Planning Commission and City Council. 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 continuing to evaluate and revise this communications campaign in response to shifting project priorities, new city staff and other factors. Updated communications implementation plan in Spring of 2025: Accessory Apartments Communications Campaign •Email Communications o(Continuing) Monthly City Email Newsletter Outreach o(Continuing) Email list communications□Quarterly targeting Orem Neighborhoods•Meetings & Charettes o(NEW) 2025-2026 General Plan Update Coordination with City Council, and Planning Commissiono(Continuing) Neighborhood Leader Meetings, Neighborhood Commission Meetings, o(Continuing) OremFest, Police Picnics, Orem Farmers Market, Orem Recreation events, Community Cleanups, other City and Neighborhood meetings, events and activities•(Continuing) 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•(Continuing/NEW) Continued research on Detached Accessory Dwelling unitsThis year, Staff has continued with activities from the above plan, but priorities have shifted to focus on the general plan update. This past year, Staff continued outreach which we believe impacts interest in accessory apartments and accessory apartments permitted. This outreach continued to highlight various elements of accessory apartment requirements, how these units offer affordability, support concepts such as aging-in-place, and much more. Orem continues to receive inquiries and applications for Accessory Apartment approvals. Orem had another higher than average approvals for years tracked since reporting under SB34 and now HB462. Staff anticipates this is due to continued outreach and other factors such as continued housing market pressures, and how accessory apartments factor in housing attainment. City staff previously identified two housing charettes. With the General Plan project coming online, these have been replaced with meetings about housing with the Planning Commission. Staff has continued coordination with the Neighborhood Improvement Team (NIT) to track and review non-compliant accessory apartments. This year there were approximately 41 cases for non-compliant units. This resulted in 4 units becoming compliant and other units resolving compliance through another method. Staff has completed research on options for reducing displacement of families through compliance process. Staff is in process of developing this into communication to share with property owners and the NIT enforcement team. During the Orem Frontrunner Station Area Plan data gathering process, Staff and technical consultants reviewed a feasibility analysis of detached accessory apartments in the Station Area. Through initial discussions with the Planning Commission about accessory apartments and detached units, staff is reviewing the possibility of conducting a similar feasibility analysis for the entire city.

W

In Fall of 2024, Staff continued the analysis of existing ASH zone. This analysis specifically reviewed the ASH zone boundaries, code requirements, and development developments in the ASH zone. Staff will present this analysis for review in the General Plan update that will include an update to the 2018 Moderate Income Housing Study currently adopted. Staff expects to discuss the ASH Zone, along with other types of senior housing needs and elements with Planning Commission as part of the housing plan/chapter review of the existing general plan. Staff anticipates this Fall 2025. Staff has initiated discussions already as part of the general plan review, more detailed examination to be included in future general plan meetings. Staff continues to implement and revise communications priorities. Currently, staff is engaged in the general plan update which will result in several meetings about housing and other elements and chapters of the general plan. Staff is focused on discussions about the ASH zone and higher level, the need for continued senior housing in the city. •Annual Income Reporting (required)•Email Communications o(Continuing) Monthly City Email Newsletter Outreach o(NEW) Email list communications□Existing and Potential developers•Meetings & Charetteso(NEW) 2025-2026 General Plan Update Coordination with City Council, and Planning Commissiono(Continuing) Ongoing meetings with Utah County Housing Authorityo(Continuing) Neighborhood Leader Meetings, Neighborhood Commission Meetings, o(Continuing) City events: OremFest, Police Picnics, Orem Farmers Market, Orem Recreation events, Community Cleanups•(NEW) Social media communications•(Continuing) Informational Video about ASH Zone Overlay Development •(Continuing) Website Visibility Improvements •(Continuing) Implementation in Long Range Plans

X

The City intends to continue with this strategy and will work with property owners. City Staff and Administration has met with a property owner multiple times during this reporting year. However, the project proposal does not meet the current state law HTRZ requirements. City Staff has encouraged t the property owner to amend the project proposal to meet state law requirements or meet with the State Legislature about changing state law requirements.

U

In Fall of 2024, staff in coordination with the City Council, City Administration continued to revise the Phase 1 draft for review. To date, Staff has continued to make small revisions for readability, accessibility for City Council, Admin, and residents of the city. Staff also conducted station area analyses of the UVX Stations and have prepared Phase 2 Station Area Plan drafts. Currently, Staff is in coordination with City Council for preparing Phase 1 and Phase 2 drafts for submission for Certification with the Mountainland Association of Governments Station Area Planning Policy Committee, first then adoption by the City Council after Certification.

L
In Fall of 2024 Staff completed a study of the existing ASH Developments and corresponding impact fees assessed. Staff in discussion and coordination with the City Council prepared a report of the findings for City Council to consider waiving reducing or waiving impact fees for developments in the ASH Zone. City Council passed a resolution in December of 2024 to reduce impact fees for ASH developments. As previously identified, City Staff anticipates including a review of impact fees strategies as part of the general plan/housing plan update underway in 2025-2026. 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. Staff intends to coordinate a review of these strategies first with the Planning Commission through the general plan update as to the feasibility of these strategies

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E
None

W
The resolution reducing impact fees for projects utilizing the ASH overlay zone was specifically designed to address this strategy, and we believe it will increase ASH zone development in the future by enhancing the economic viability of senior housing projects.

X
None

U
None at this time.

L
Resolution: Reducing Impact Fees in ASH Zone,

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E

Barriers encountered have been relating to staffing capacity and project priorities. Multiple staff retirements and hiring new staff has added barriers to project capacities, timelines and priorities. Notwithstanding these barriers, Staff is optimistic about new projects and timelines.

W

Staff has discussed barriers relating to the existing communications campaign plan and has responded by shifting priorities of campaign and finding opportunities within new project plans to review existing goals for communications about the ASH zone. City staff proactively discusses the impact fee reductions for ASH projects with potential developers.

X

The project proposal does not meet the current state law HTRZ requirements.

U

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. Draft revisions have addressed these concerns and

L

Planning staff changes have affected project timelines and priorities.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

The City of Orem had another higher than average year of 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 continuing to research and finalize methodologies for tracking accessory apartment rents for improved analysis and reporting.

W

Staff anticipates that the current market conditions present a barrier to developing in the ASH zone. With the 2024 update of the reduction of impact fees for ASH zone developments, staff

anticipates that we need more time to see market response in ASH zone project interest and developments.

X
No market changes at this time. Project is still in proposal phase.

U
No market changes as we're still in the drafting phase.

L
Staff has not identified any direct result of impact fee waivers/reductions in the market at this time. We have a consultant who is studying our impact fees. Preliminary presentations have been made to the City Council and we anticipate that new impact fees will be implemented in early 2026.

7. **Links to supporting documentation** *(Optional)*

E

W

X

U

L

Attachment to supporting documentation *(Optional)*

E

W

X

U

L

F_2rwHP0YOhfAY5A2
Orem City Council Resolution_R-2024-0013.pdf
119077
application/pdf

FEEDBACK & 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)*

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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.gov
4356155152

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://parkcity.municipalcodeonline.com/book?type=resolutions#name=13-2025_Moderate_Income_Housing_Plan

Link to general plan, moderate income housing element:
https://parkcity.gov/home/showpublisheddocument/77080/638892985525830000

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

G

H

For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

G

Refine Park City's Land Management Code to incentivize affordable units and to allow for higher density development in the Bonanza Park 5-Acre Parcel based on the Bonanza Park Small Area Plan by the end of Calendar Year 2025.

H

Amend Land Management Code to reduce parking for residential units in the Bonanza Park neighborhood which is along two major transit corridors by the end of Calendar Year 2025.Complete updated Traffic Impact Study Guidelines for new development and redevelopment projects and amend the Land Management Code to incorporate Transportation Demand Management strategies, including parking reductions, for uses that are near transit by the Third Quarter of 2026.

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://parkcity.maps.arcgis.com/apps/mapviewer/index.html?webmap=aa328e9cfdfb4cbeb8e8a542addf9a03

When did the last zoning map or text amendment occur?
December 19, 2024 - Annexation approval: https://parkcity.gov/home/showpublisheddocument/76606/638820574449370000 and June 5, 2025 - Land Management Code changes: https://parkcity.gov/home/showpublisheddocument/77017/638864468900200000

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
907 residential units are approved through an existing development agreement and have not been issued a building 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.
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. However, many of these are zoned open space. Approximately 240 lots zoned for single-family development are vacant. Approximately 70 acres are currently being evaluated to be rezoned for mixed-use development th

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 limits.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, 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-restrictedmulti-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 abuilding permit application.** 208 Deed-Restricted Affordable Units and 100 Market-Rate Units – Studio Crossing Mixed-Use Project. Phases I and II are under construction. Phases III and IV are undergoing the final review process for building permit issuance.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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

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:
47

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
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, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
Park City issued three administrative permits for ADUs. One property owner has not yet obtained a building permit. Two are under construction.

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A
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P
T

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

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. The Plan was updated again in May of 2025. This report, in accordance with State Code Section 10-9a-408(3)(c), covers ongoing actions. From August 2024 to July 2025, the following were goals for implementation:• Clark Ranch P3: The goal was to complete an RFP process and select a private partner to assist with the development of affordable rental and homeownership units on the city-owned Clark Ranch parcels. Rezoning is included in the work of the private partner.• Bonanza 5-Acre Site P3: The goal was to complete the RFP process and select a private partner for the development of a mixed-use project including affordable housing on the centrally located Bonanza Park 5-Acre Parcel. Rezoning is included in the work of the private partner.

C

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. The Plan was updated again in May of 2025. This report, in accordance with State Code Section 10-9a-408(3)(c), covers ongoing actions. From August 2024 to July 2025, the following

were goals for implementation:•Continue the work to renovate a former domestic violence shelter into workforce housing.

L

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. The Plan was updated again in May of 2025. This report, in accordance with State Code Section 10-9a-408(3)(c), covers ongoing actions. From August 2024 to July 2025, the following are on-going goals for implementation:•Grant fee waivers to facilitate affordable housing projects, such as EngineHouse and Clark Ranch.

N

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. The Plan was updated again in May of 2025. This report, in accordance with State Code Section 10-9a-408(3)(c), covers ongoing actions. Finalize feasibility study to determine how to best assist employees with housing costs in Park City.

P

•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. The Plan was updated again in May of 2025. This report, in accordance with State Code Section 10-9a-408(3)(c), covers ongoing actions. From August 2024 to July 2025, the following were goals for implementation:•Continue to use funds from the Lower Park Avenue RDA to plan for and develop affordable housing in projects such as EngineHouse, HOPA, Clark Ranch, Bonanza Park 5-Acre Parcel, Woodside Park, Phase II and others as applicable.

T

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), co

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Clark Ranch P3: In November of 2024, an Exclusive Negotiation Agreement was signed with the Alexandar Company. The Alexandar Company includes local partners familiar with the affordable housing community such as Stereotomic Architecture, Talisman Civil Consultants and NewStar Contractors. The first large task was to determine a primary entrance to the development site that didn't travel through the adjacent neighborhood. The City Engineer's office is taking the lead on a feasibility study and design for a complete rebuild of an existing UDOT frontage road which will become the primary access for the development site. The Alexandar Company is also preparing an application for rezoning to present to the City Planning Commission in the Fall of 2025.Bonanza 5-Acre Parcel: The process for selecting a private partner for this project was an extensive process prioritizing alignment with community input, Council goals, and experience in delivering mixed-use projects. The process took place throughout the fall of 2024 and into spring of 2025. In June, Brinshore Development was selected. Brinshore will rezone the site to deliver a mixed-use neighborhood, complete with cultural amenities, affordable housing, transit connectivity, underground parking, and neighborhood-scale retail.

C

•Bids were accepted on the construction drawings in September 2025. Bids came in, but at the advice of all three bidding contractors, the actual completion of contract and start of construction was rescheduled to Spring of 2025. Contractors advised that weather would cause delays and an increase in costs since it was a project involving partial demolition.•Contractors updated their bids in March of 2025.•The lowest bidder was unable to supply sufficient bonding for Performance and Payment, so th City had to go with the second highest bid, Bailey Builders.•Construction began on May 1, 2025 and continues at a good pace. •The projected completion date is by end of Calendar year 2025.

L

•$1.8M in fee waivers were granted to the EngineHouse development. Construction began in October of 2023. EngineHouse is a 123-unit apartment building with 99 units at 60% of AMI. Construction is scheduled for completion in the fall of 2025.•Clark Ranch is still in the early stages of site planning, and a fee waiver hasn't been requested yet.•On April 24, 2025, $1.9M in fee waivers were granted to the Studio Crossing project that will produce 208 units of affordable rental housing at or below 80% of AMI. Crandall Capital is building Studio Crossing, a mix of market-rate and affordable residential as well as commercial space and other amenities. The development agreement resulted in a requirement that 65 units of affordable housing be included in the project to mitigate the development's impact on the workforce's housing needs. The developer is providing significantly more affordable units than required. •On April 24, 2025, $625,000 was committed to a revised plan for HOPA. In May of 2024, the City approved a fee

waiver valued at $800,000 for Holiday Village and Parkside Apartments (HOPA), but the project didn't move forward because it didn't receive LIHTC funding.

N

•After studying the feasibility of a Mortgage Assistance program for 18 months, it was determined that there are more effective ways to assist employees to live close to work. High real estate costs in Park City continue to be a barrier to this mortgage-assistance strategy. Therefore, 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. •Instead of mortgage assistance, the City is focused on an inventory of properties to rent to City employees. The City owns 49 units for rent at discounted rates to city employees. The most recent addition to this inventory is the conversion of a former domestic violence shelter at 516 Marsac Avenue into two 2-bedroom units and one 3-bedroom unit. These three units will be added to the city's employee housing inventory by the end of calendar year 2025.

P

•Construction at EngineHouse continues and will be completed in the Fall of 2025.•The Woodside Park, Phase II housing development is paused for the moment while plans for a standalone senior center are explored.•On April 24, 2025, City Council approved a commitment of $2M to HOPA for Phase I of their amended project. Mountainlands Community Housing Trust has reconfigured the plan into a seven-phase project.•Clark Ranch P3: In November of 2024, an Exclusive Negotiation Agreement was signed with the Alexandar Company. The Alexandar Company includes local partners familiar with the affordable housing community such as Stereotomic Architecture, Talisman Civil Consultants and NewStar Contractors. The first large task was to determine a primary entrance to the developmentsite that didn't travel through the adjacent neighborhood. The City Engineer's office is taking the lead on a feasibility study and design for a complete rebuild of an existing UDOT frontage road which will become the primary access for the project site. The Alexandar Company is also preparing an application for rezoning to present to the City Planning Commission in the Fall of 2025.•Bonanza 5-Acre Parcel: Selection of a private partner for this project was an extensive process prioritizing alignment with community input, City Council goals, and experience in delivering mixed-use projects. The process took place throughout the Fall of 2024 and into Spring of 2025. In June, Brinshore Development was selected. Brinshore will rezone the site to deliver a mixed-use neighborhood, complete with cultural amenities, affordable housing, transit connectivity, underground parking, and neighborhood-scale retail.

T

•The RFP resulted in Related/NorCal Development of California being selected for the development.•August through November, multiple meetings were held with the senior delegation to refine the site plans.•At their January 9, 2025, meeting the City Council decided to focus on the Senior Center as a standalone project. •The Affordable housing component is paused, and the affordable senior housing component was removed all-together due to an

insufficient market for income-limited senior housing in Park City. State Strategy T was removed from the 2025 update to the 2022 MIHP.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

•Clark Ranch P3: A land-use decision has not yet been made. The Alexander Company first focused on the issues of access and study of the frontage road. Now they are preparing schematic design options and preparing application for a change in zoning to accommodate a density of up to 210 units. •Bonanza 5-Acre Parcel P3: Initial plans for this development are to change zoning to allow for increased height as well as multiple residential development options to accommodate mixed-uses and a blend of units ranging from affordable to market-rate.

C

On April 3, 2025, the City Planning Team granted an extension to the Historic District Design Review approval granted on March 24, 2024, and expired one year later. This approval authorizes the exterior design of the triplex located adjacent to a historic district.

L

A fee waiver of $1.9M was granted to Crandall Capital for development of 208 affordable rental units at Studio Crossing. Deed Restrictions will be placed on the affordable units at Studio Crossing to protect affordability well into the future.A commitment was made to waive fees on the future development of HOPA Phase I for $625,000.

N

On April 3, 2025, the City Planning Team granted an extension to the Historic District Design Review approval granted on March 24, 2024, and expired one year later. This approval authorizes the exterior design of the 516 Marsac triplex located adjacent to a historic district.In addition, the City Council approved the construction contract on April 24, 2025, to complete the renovation of 516 Marsac into three units of employee housing.

P

•On April 24, 2025, City Council approved a commitment of $2M to HOPA for Phase I of their amended project. Mountainlands Community Housing Trust has reconfigured the plan into a seven-phase project.•On July 10, 2025, City Council approved moving forward with negotiations on an Exclusive Negotiation Agreement with Brinshore for the Bonanza 5-Acre Parcel project.

T
At their January 9, 2025, meeting the City Council decided to focus first on development of a Senior Center as a standalone project. Affordable housing will be revisited once major decisions for a new Senior Center have been made.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A
•Clark Ranch P3: Infrastructure of the project includes a constructed frontage road which will add cost. The PC Heights neighborhood is protesting development of more housing in close proximity which can be seen as classic NIMBY-ism. The developer is unable to access new State programs because the number of homeownership units in the project is too low (60).
•Bonanza 5-Acre Plan: The City didn't receive a federal grant for remediation of toxic dirt. The development will also be targeting very low incomes which increases the funding gap.

C
Challenges which caused delays in the project included: Housing Team staffing changes that pushed the project bidding process into late summer and then the delay of the start of construction by six months. However, it is the most prudent and cost-saving decision. Bailey Builders are making great progress and will finish ahead of schedule.

L
In May of 2024, a fee waiver of $800,000 was granted to Mountainlands Community Housing Trust for their HOPA project, but the project was delayed because of not receiving LIHTC funding. The City remains committed to the project and hopes a renewed fee waiver for a newly designed Phase I of the HOPA project in the amount of $625,000 will move forward in 2025.

N
See above – The Housing market is too costly in Park City to make a mortgage assistance strategy feasible. This strategy was removed in the May 2025 update to the 2022 Housing Plan.

P
•The Woodside Park, Phase II project is paused. It was initially planned as a mixed-use project that included a Senior Center, affordable housing, and senior market-rate housing. In the process of reviewing site plan options, the idea of splitting components, Senior Center and Housing, became the primary focus. Community partners including the representatives from the Senior Center are looking at a potential new site for a new Senior Center. The work on affordable housing is paused until a decision is made on the future of the Senior Center.

T
As a mixed-use project on a small in-fill lot, the Woodside Park, Phase II development was very complex. The desires of the Senior representatives for a Senior Center have paused the affordable housing component of the development. However, if the senior center is successful in another location, the housing team will return to planning for affordable housing on the Woodside Park, Phase II property.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A
Both projects are still in planning stages and do not have an effect on the market yet.

C
The project is still under construction and hasn't had an affect on the market yet.

L
Both EngineHouse and Studio Crossing have long lists of interested applicants, however no market changes have been observed yet because the units aren’t completed.

N
The mortgage assistance program was not feasible; therefore no market impact was realized.

P
Once the projects are completed, there will be a market response. There are long lists of interested applicants for EngineHouse and it will definitely affect the market when these units open for occupancy in the next four months.

T
The Market will not be impacted until a housing project is completed which is on-hold for the time being.

7. **Links to supporting documentation** *(Optional)*

A
Clark Ranch Project website: https://clarkranchpc.com/ -- Clark Ranch one-page description: https://parkcity.gov/home/showpublisheddocument/76729/638762812230870000 -- Bonanza Park 5-Acre Site webpages: https://parkcity.gov/about-us/bonanza-park-area-pro

C

L
HOPA April 24, 2025 staff report:
https://parkcityut.portal.civicclerk.com/event/2447/files/attachment/10811 -- Studio Crossing
May 15, 2025 Staff Report:
https://parkcityut.portal.civicclerk.com/event/2450/files/attachment/10594 -- Engine House Fee
Wai

N
April 24, 2025 City Council approval of the Construction Contract for 516 Marsac Avenue:
https://parkcityut.portal.civicclerk.com/event/2447/files/attachment/10859

P
EngineHouse webpage: https://the-enginehouse.com/ -- Clark Ranch webpage:
https://clarkranchpc.com/about/ -- Bonanza 5-Acre Parcel webpage: https://parkcity.gov/about-
us/bonanza-park-area-projects/bonanza-5-acre-site -- January 9, 2025, Senior Center & Ho

T
January 9, 2025 Senior Center & Housing Staff Report:
https://parkcityut.portal.civicclerk.com/event/2432/files/attachment/9061

Attachment to supporting documentation *(Optional)*

A

C
F_21Gjp8ipebdPKQR
516 Marsac Ave HDDR Extension Final Action Letter 4.3.25.pdf
2368219
application/pdf

L

N

P

T
F_3PjEqWjnJQQ5eOZ
2024-08-27_Woodside Park_Phase II_Presentation_Sub Committee.pdf
787112application/pdf

FEEDBACK & 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,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 would be extremely helpful if the new pools of funding would be available for smaller developments in resort and rural areas. Park City can't compete when the minimum number of units in a project is in the hundreds.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Payson city

Who is filling out this report?
Michael Bryant
Planner
michaelb@paysonutah.gov
801-465-5267

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://payson1-my.sharepoint.com/:b:/g/personal/robertm_paysonutah_gov/Ebn4XF1DvR5IlGQjA2MYvzsBR2fLBDzWEdUKlYp1SNwZ1g?xsdata=MDV8MDJ8bWljaGFlbGJAcGF5c29udXRhaC5nb3Z8ZWU2NmQ0Y2YzODkxNDQ5MGIxZWIwOGRkYjdkNWEyZjd8NGYxYTQ2NzQ3OTRlNGI4MWJmY2FkZTBiYTY4YTRlMDB8MHwwfDYzODg2ODg1MDM5Mzg3MjI1MnxVbmtub3dufFRXRnBiR1pzYjNkOGV5SkZiWEIwZVUxaGNHa2lPblJ5ZFdVc0lsWWlPaUl3TGpBdU1EQXdNQ0lzSWxBaU9pSlhhVzR6TWlJc0lrRk9Jam9pVFdGcGJDSXNJbGRVSWpveWZRPT18MHx8fA%3d%3d&sdata=ZnM2T0xUd0xJMXRkbkxQNkJERnNSZHFrbFNNcW9aVGFTQUpXMXdTYXlRaz0%3d

Link to general plan, moderate income housing element:
https://payson1-my.sharepoint.com/:b:/g/personal/robertm_paysonutah_gov/Ebn4XF1DvR5IlGQjA2MYvzsBR2fLBDzWEdUKlYp1SNwZ1g?xsdata=MDV8MDJ8bWljaGFlbGJAcGF5c29udXRhaC5nb3Z8ZWU2NmQ0Y2YzODkxNDQ5MGIxZWIwOGRkYjdkNWEyZjd8NGYxYTQ2NzQ3OTRlNGI4MWJmY2FkZTBiYTY4YTRlMDB8MHwwfDYzODg2ODg1MDM5Mzg3MjI1MnxVbmtub3dufFRXRnBiR1pzYjNkOGV5SkZiWEIwZVUxaGNHa2lPblJ5ZFdVc0lsWWlPaUl3TGpBdU1EQXdNQ0lzSWxBaU9pSlhhVzR6TWlJc0lrRk9Jam9pVFdGcGJDSXNJbGRVSWpveWZRPT18MHx8fA%3d%3d&sdata=ZnM2T0xUd0xJMXRkbkxQNkJERnNSZHFrbFNNcW9aVGFTQUpXMXdTYXlRaz0%3d

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

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V

For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

B

Payson City is committed to providing adequate infrastructure facilities to allow for the expansion and growth of the city in a systematic and stable way. Currently, Payson City is finalizing contracts and bonding to allow for over $50 million in improvements to the sewer treatment plant. The improvements will allow the facility to comply with all state-mandated requirements, but, significantly allow for the future growth and expansion of moderate-income housing within the city. This investment is crucial in allowing the over 1,200 additional units proposed for the Red Bridge project, as well as several other significant developments in the

city. Implementation Plan:•Payson City has begun the construction of sewer system improvements as of 2024. Improvements are anticipated to be completed by the end of 2026.•The city will continue to manage contract obligations to ensure timeline milestones are met. Without this critical infrastructure improvement, additional development within the city will not be possible.

F

Payson City has been very receptive to rezone requests to allow higher residential density where specifically appropriate. In recent years, Payson City Council and staff have focused the efforts of rezoning to higher densities in a nodal pattern around major transportation corridors and intersections. The recently adopted Payson General Plan identifies specific areas where increased density should be encouraged. Implementation Plan:•The city is actively working with the Utah Department of Transportation (UDOT) to implement planned interchange improvements at the North Main Street interchange. City staff will continue to meet with UDOT staff at least quarterly for the next several years to monitor progress. The project timeline is anticipated to be phased over several years, with the first phase being funded within the next five years. City administration staff will work closely with the State Legislature in upcoming legislative sessions to hopefully receive additional funding for other phases of the project. This is a critical improvement to allow access to additional areas already planned to include higher density housing.•UTA, in conjunction with Payson City, has already begun the station area planning process for the future high-speed rail stop for Payson. The timeline for completion of the plan is 9 to 12 months with an anticipated adoption in mid 2025. City staff meets at least monthly with the consultant team to monitor progress. Part of the planning will include an assessment of plausible locations for additional high-density housing which will be supported by the future transit system. •The city will continue to follow the guidance of the Future Land Use Map in the General Plan which identifies those areas to allow higher density residential uses and will work with property owners and potential developers to ensure these areas are strategically developed to address housing needs for a variety of income levels. The General Plan was adopted in 2020 and is generally updated every five years. Staff anticipates that revisions to the General Plan will start in early 2026 with an anticipated adoption in late Fall of 2026. •Evaluate the requirements necessary to allow attached and detached accessory dwelling units in commercial zones. Payson does not currently allow for accessory dwelling units in commercial zones; however there has been some interest from the public on this issue and the city is considering it.

E

Payson City allowed for accessory dwelling units prior to the state-wide requirements to allow them in most residential areas. Currently there are 46 legally established accessory dwellings in the city. The city will be undertaking a major revision of the zoning and development code and, as part of that overall, will be identifying ways to reduce regulatory requirements for accessory dwelling units. Implementation:•A Request for Proposal will be posted in early 2025 seeking consulting services to rewrite the Payson City Code. The Code rewrite has already been included in the 2024-2025 budget. The rewrite is anticipated to require approximately 12 months, with an adoption date of early 2026. A critical component of the Code rewrite will

include evaluation measures to specifically examine accessory dwelling unit regulations and incentives.•As part of this strategy Payson City has recently adopted code regulations to allow for the construction of detached accessory dwelling units within various residential zones. This was a suggested implementation strategy in previous years and has now come to pass as of November 2024. Now that this code has been implemented it is an ongoing strategy to encourage accessory dwelling units.•Payson City encourages the development of accessory dwelling units. This is evidenced by the fact that the city does not charge impact fees for accessory dwellings units.

J

Payson City has seen a lot of growth over the last several years. Many times, development requests have come to the city seeking additional density or mixed-use land designations. City staff are very interested in developing an incentives package for development requests within the city.Implementation:•A land use code revision process has begun with the planning commission to identify portions of the City Code that need to be revised. One portion of the code that is lacking is zoning incentives for increased density, amenities, and public utilities. As mentioned in Strategy Three above, a Request for Proposal will be posted in 2025 seeking consulting services to rewrite the Payson City Code. An emphasis on density bonuses should also be made to consider incentives for moderate-income housing units.•Staff meet regularly with prospective developers, who ask what will be necessary to implement and build various development proposals. One topic that staff often address as part of development approvals includes the development of “whole communities” in which people can age in place, while having the flexibility of “moving up or down” in their choices of housing availability. These choices include choices of affordability and lifestyle within a community. Codifying zoning incentives can help bring clarity to developers and city council and staff.•Explore the receptiveness to establishing annual meetings with surrounding communities to know and understand how to best meet each municipality’s moderate-income plans and coordinate on a regional scale.

O

Implementation:•Identify possible entities and partners to provide tax incentives and funding mechanisms for moderate income housing.•Draft strategies with identified partners to provide tax incentives and other funding mechanisms for the construction of moderate-income housing.•Explore the receptiveness to establishing annual meetings with surrounding communities to know and understand how to best meet each municipality’s moderate-income plans and coordinate on a regional scale. Utilize these meetings to coordinate with regional, state and federal entities.

U

Payson City has been working with Utah Transit Authority (UTA) and a private consultant to develop a station area plan over the last few years. With the UTA Commuter Rail stop being identified within Payson City, this plan has become a priority.Implementation:•The Payson City Station Area Plan has been under development for the last few years. It is anticipated that the plan will be adopted in the middle of 2025.•Utah Department of Transportation (UDOT) has

received funding for the construction of a new I-15 interchange within Payson. This interchange will be near the UTA commuter rail stop identified in the Payson Station Area Plan. This funding and planning for the interchange will further emphasize the adoption of the Payson Station Area Plan and allow for further planning and refinement of the area as engineering and planning are done for interchange improvements.

X

Implementation:•Research and evaluate the requirements necessary to implement a housing and transit reinvestment zone.•Coordinate with the planning commission, city council and staff on the feasibility of implementing a housing and transit reinvestment (HTRZ) zone. This will be done through multiple planning commission meetings and city council work sessions throughout the 2025 and 2026 calendar years. To receive feedback on concerns and opportunities in implementing the zone.•If the planning commission and city council desire to move forward with the creation of this zone staff will begin the process of data gathering and drafting a proposed ordinance amendment to implement the zone within the Payson City Zoning Code. We anticipate this process would involve most of the calendar year 2026 and into 2027.

Y

Payson City has begun work sessions with the planning commission on a land use code review and revision process. The city seeks to hire a consultant to address the various concerns with the existing code as well as consider new zones and tools to better address the affordable housing needs of the community.Implementation:•Research and evaluate the requirements necessary to implement a home ownership promotion and/or first home investment zone.•Coordinate with the planning commission, city council and staff on the feasibility of implementing a home ownership promotion and/or first home investment zone. This will be done through multiple planning commission meetings and city council work sessions throughout the 2025 calendar year. To receive feedback on concerns and opportunities in implementing the zone.•If the planning commission and city council desire to move forward with the creation of these zone’s staff will begin the process of data gathering and drafting a proposed ordinance amendment to implement the zone within the Payson City Zoning Code. We anticipate this process would involve most of the calendar year 2026 and into 2027.

V

Payson City has always had the approach of creating neighborhoods and not just subdivisions. Integration of appropriately scaled multi-family residential developments within single-family zones makes sense as part of a “traditional neighborhood’. Traditional neighborhoods allow friends and families to continue to live in the same community as their lifestyles change.Implementation:•Create strategies and development guidelines for the construction of multi-unit homes that resemble traditional detached single-family homes.•Create a neighborhood inventory that identifies locations where multi-family residential dwellings will integrate and be properly scaled to the surrounding neighborhood of single-family homes.•Consider land use regulations for the creation of single room occupancy developments within the city. Regulations should include strategies that mitigate the detrimental effects of

higher density within single family neighborhoods, including dwelling design, parking, and public safety and welfare.

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
17-Jul-24

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
895

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.
1490

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.**
363

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.**
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 notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
Based on the information above, approximately 2,748 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. 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 363 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).

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
Accessory Apartment Permits

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, 2024 and July 31, 2025:
12

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
None. We do not issue a license or permit to rent

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
4 Accessory Apartment Permits

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

B

The City has begun the construction of sewer system improvements beginning in late 2024. Improvements are anticipated to be completed by the end of 2025.

F

Payson City has been very receptive to rezone requests to allow higher residential density where specifically appropriate. In recent years, Payson City Council and staff have focused the efforts of rezoning to higher densities in a nodal pattern around major transportation corridors and intersections. The recently adopted Payson General Plan identifies specific areas where increased density should be encouraged. Implementation Plan:•The city is actively working with the Utah Department of Transportation (UDOT) to implement planned interchange improvements at the North Main Street interchange. City staff will continue to meet with UDOT staff at least quarterly for the next several years to monitor progress. The project timeline is anticipated to be phased over several years, with the first phase being funded within the next five years. City administration staff will work closely with the State Legislature in upcoming legislative sessions to hopefully receive additional funding for other phases of the project. This is a critical improvement to allow access to additional areas already planned to include higher density housing.•UTA, in conjunction with Payson City, has already begun the station area planning process for the future high-speed rail stop for Payson. The timeline for completion of the plan is 9 to 12 months with an anticipated adoption in mid 2025. City staff meets at least monthly with the consultant team to monitor progress. Part of the planning will include an

assessment of plausible locations for additional high-density housing which will be supported by the future transit system.

E

The significant benchmark of this strategy to be completed 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. This language was adopted on February 21, 2024.Since its adoption staff have seen a handful of new detached accessory dwelling unit permits applied for.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

B

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.

F

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 overlay zones designations for; mixed use commercial/residential development, a residential twin home overlay zone, and two infill overlays zones in the last year to allow for additional density and optimal use of some existing lots. On September 4, 2024, the City Council approved the infill overlay request for the Buena Vida subdivision which allowed for the creation of two additional lots in an established neighborhood. On November 6, 2024, the City Council approved the infill overlay request for the Little Creek subdivision which allowed for the creation of an additional lot in an established neighborhood. On November 6, 2024 the City Council approved the mixed-use overlay request for the Spring Creek Landing development to allow for residential development within a commercial zone.Some other approvals that had not been finalized at the time of the 2024 reporting period include.Two infill overlay zones for Belle Hollow subdivision and Peak to Peak subdivision.A twin home residential overlay zone for the Sunrise Peaks Duplexes development.

E

Language was adopted on February 21, 2024 to amend the city code to allow for detached accessory apartments.Staff has since processed two applications for land use approval and building permits of detached accessory apartments.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

B

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.

F

As noted in the response to the previous question, The City Council made four land use decisions between August 1, 2024 and July 31, 2025 that resulted in an anticipated increase in the availability of moderate-income housing in Payson City. As well as finalized approval of some pending zone change approvals that were not complete when the 2024 MIH report was submitted.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.

E

As per the answer in the previous question, Staff has processed two additional applications for land use approval and building permit approvals for detached accessory apartments.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

B

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.

F

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. It is anticipated that the Station Area Plan will be adopted after concerns with new city council members are resolved.

E

None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

B

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.

F

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 within 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. Interest in the area has only increased now that the property has been dedicated to the new I-15 Interchange.The smaller land use decisions have resulted in new construction of residential housing units within the infill zone projects and site plan approval for the mixed use development project.

E

The market has responded by an additional two residential accessory apartments that would not have been possible without the land use ordinance amendment.Staff anticipates many more detached accessory apartments applications in the future.

7. **Links to supporting documentation** *(Optional)*

B

F

E

Attachment to supporting documentation *(Optional)*

B

F

E

FEEDBACK & 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,Other (Please specify)
workshops and/or technical training

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.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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
rbarnhill@perrycityut.gov
435-723-6464

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://hosting.civiclinq.com/perryut/books/municipal-resolutions/2025.08

Link to general plan, moderate income housing element:
https://hosting.civiclinq.com/perryut/books/municipal-resolutions/2025.08

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://experience.arcgis.com/experience/99c3a5188e074019a9b4dcfdff18e7fc

When did the last zoning map or text amendment occur?
26-Jun-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
327

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.**
327

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.
Most of theses developments are slowly moving forward except for approved apartments. The apartments appear to be hampered by an over saturation in the market due to state demands for more high density housing.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
We track ADU application submitted and approved. We do no require that the owners divulge if the units are for-rent or used by family.

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, 2024 and July 31, 2025:
0

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

B

E

G

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

B

Benchmarks - Complete well drilling in spring 2025 (successful) - Begin design of pump house and chlorinator in spring 2025 (successful)

E

Benchmarks and tasks: - ADU's are already permitted in nearly all zoning districts in the city. - Track ADU applications (successful) - Promote ADU's in city newsletter (successful)

G

Benchmarks/Tasks - Monitor adjacent development in Brigham City (successful - No change for Brigham City developments) - Coordinate with UTA on Front Runner progress (successful - UTA continues to acquire additional properties)

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

B

Perry City is working towards the development of a new water well and storage tank to accommodate additional growth, including multi-family housing, and facilitate moderate income housing needs. The well drilling has recently been completed and the design of the pump house is under way. The pump house, chlorinator, and connection into the system will occur in 2026. An associated storage tank is planned for construction in 2029. The total estimated cost for these improvements is estimated at over $5 million. Without these improvements, future growth will be limited.

E

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.

G

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. The timeline for UTA to construct Frontrunner is unknown, however Perry City has coordinated with UTA regularly to stay abreast of corridor acquisition and progress of the project.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.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

B

Not applicable

E

Not applicable. Necessary land use regulations are already in place.

G

Not applicable

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

B

The funding of infrastructure is an ongoing challenge. Perry City studied it's water needs and raised its water impact fee in 2024 to ensure the needed infrastructure could be built.Additionally, ongoing onerous state reporting requirements and the constant need to update codes and policies to navigate the micromanagement of the state legislature in land use has created an administrative burden for the city. This results in less time and energy to focus on productive land use efforts.

E

Ongoing onerous state reporting requirements and the constant need to update codes and policies to navigate the micromanagement of the state legislature in land use has created an administrative burden for the city. This results in less time and energy to focus on productive land use efforts.

G

Slow progress of Front Runner corridor.Slow progress of adjacent developments in Brigham City.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

B

Not applicable as the well house and storage tank are not yet complete.

E

Response has been measured and slow. The demand for ADU's is low despite the city's minimal regulations.

G

Not applicable

7. **Links to supporting documentation** *(Optional)*

B

E

G

Attachment to supporting documentation *(Optional)*

B

E

G

FEEDBACK & RECOMMENDATIONS

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

Other (Please specify)

We have the resources we need. We just need less regulation from the state level to help us operate more efficiently.

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 infrastructureLess regulation and reporting requirements

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Plain city

Who is filling out this report?
Bruce Parker
Planning Consultant
pds@utahplanning.com
801-277-4435

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

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
25-Jul

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
1,809

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.
67

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.**
1,742

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.
Environmental issues, principally wetlands, drainage ways, and high groundwater. Constraints on providing the required infrastructure due to accessing available infrastructure.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
Several properties must coordinate with federal agencies, including the Corps of Engineers, to meet federal standards related to wetlands.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
7

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
4

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
2

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

B

E

F

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

B

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." This is an ongoing strategy that the City will follow annually to support residential growth, including additional moderate-income housing units.

E

The 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 allowing 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.

F

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).With each rezone or land use permit application, the Planning Commission and City Council review the application against the provisions of the general plan to determine consistency. The implementation timeline is dependent on the timing of application submissions. However, the Planning Commission and City Council, in reviewing for application consistency, also consider possible General Plan or Ordinance revisions necessary to achieve the housing strategy effectively. To date, no substantive general plan housing strategy amendments have been required. However, independent of application submissions, the Planning Commission and City Council have

reviewed and discussed the provisions of the City's general plan during the reporting period.Such a review and consistency determination occurred with the annexation of specific properties on January 16, 2025. Also, consistent with the adopted general plan and development agreements, the City Council and Planning Commission reviewed the S-Curve Estates Final Plat approval on January 2, 2025, and the Brynlee Acres Final Plat approval on April 20, 2025, for compliance with the standards of the Senior Housing Overlay zone.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

B

Plain City incurred the following infrastructure costs in 2023-2024 to maintain and/or expand the Levels of Service available to all residential properties. These infrastructure expenditures facilitated the establishment of new Accessory Dwelling Units and the approval of two Senior Residential Senior Overlay zoning districts (Brynlee Acres Residential Senior Overlay Zone and S-Curve Patio Estates Residential Senior Overlay Zone).Specifically, in 2023-2024, 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 improvedyear-round access: Total Cost $40,000.00(3) Improvements to the Sanitary Sewer Headworks facilities. Total Cost:$1,900,000.00O.(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.The City has continued to expend various funds in support of residential growth, including the provision of moderate-income housing units. For 2024-2025, the following occurred,Sanitary Sewer improvements, rehab two lift stations with generators, cost $480,000.00Various park improvements, cost = $18,109.00Various sports field improvements, including new lighting to Lee Olsen park baseball fields, cost = $289,000.00Storm Water Facilities improvements cost $15,000.00 Streets/Roadways improvements and safety modifications, cost = $380,000.00.Total capital facilities cost = $1.2M.For 2024-2025, 94 building lots have been approved. These permits 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 needs.

E

For the 2024-2025 reporting period, the City issued development permits and business licenses for four detached accessory dwelling units. The City provides an application for all accessory dwelling units to provide accurate information to all applicants, promoting efficiencies in the review and approval of all accessory dwelling units. This application also serves as a tracking tool for the City to monitor accessory unit numbers and compliance with required standards of the City and the County.

F

During the 2023-2024 reporting period, Plain City approved the following rezones: (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 senior residential dwelling units, and (2) approved the S-Curve Patio Estates Residential Senior Overlay zone, providing 25 senior residential dwelling units.The combined result of the Brynlee Acres and S-Curve Patio Estates actions by Plain City resulted in the approval of 67 senior residential living units in 2023-2024. The Plain City Senior Housing Overlay Zone provisions are available at https://codelibrary.amlegal.com/codes/plaincityutlatest/plaincity_ut/0-0-0-4113.With the two Senior Housing Overlay Zone approvals, the property has now been platted. The developer in this 2024-2025 reporting period is coordinating with the City Engineer and all other required service providers to commence subdivision construction, including the installation of all necessary improvements. It is anticipated that the construction of senior residential dwelling units will soon begin, and those units will be reported in the 2025-2026 report. Plain City also provides a Mixed-Use Overlay Zone. See https://codelibrary.amlegal.com/codes/plaincityut/latestplaincity_ut/0-0-0-5178. This zone may be applied in 2025-2026 to locations proximate to existing and established commercial locations.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

B

Housing Policy #3, Strategy 1 states, "All City-owned infrastructure is provided and maintained at the necessary Levels of Service."The City's ongoing investments in capital facilities installation and maintenance are working to implement strategy B. All improvements are designed, as required by the City, and inspected during construction and at construction completion by the City Engineer and Public Works Director. All residential activities, including all moderate-income units, are provided with the necessary infrastructure required to ensure their residential amenity values for the long term.

E
As reported, the City issued approvals for four (4) detached accessory dwelling units. The reality that property owners are acting to construct accessory dwelling units in various areas of the City is evidence that the strategy is working and being acted on by property owners. The City's ordinances present no barriers to the establishment of accessory dwelling units.

F
Plain City's Senior Housing Overlay Zone has allowed for the approval and subdivision to create 67 lots designed to accommodate senior residential housing units. The construction of 67 senior residential units is pending, and the developer is proceeding with all necessary due diligence. The market has not yet acted upon the City's available Mixed-Use Overlay Zone. A few observations, arguably speculative, may be appropriate. First, the owners of properties suitable for mixed-use type development may be waiting for the necessary anchor commercial or office anchor to materialize. Second, even in the more urbanized locations, the concept of mixed use can be challenging to implement. Plain City may be overly proactive in allowing mixed-use developments before market conditions are suitable, or mixed-use developers may be committed to other locations with more favorable timing and economic returns. Plain City is proactive in allowing for mixed-use developments, but the market may still be cautious.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

B
None

E
None

F
None were encountered other than the prevailing market conditions.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

B

The market has responded and complied, as it has been well recognized and supported by developers working in the City that all new residential lots and units require the necessary support services, including water, sewer, storm drainage, power, and gas, among others. Several properties have been annexed to access City-provided infrastructure, and these properties have now been rezoned for residential use. Two properties are also in the preliminary plat process, moving towards the final plat and recordation. It is anticipated these properties will soon be ready for building permits on each recorded lot.

E

The market has been somewhat slow to respond to the City's decisions to allow both internal and detached accessory dwelling units. The City was anticipating that additional accessory units would have been constructed.

F

The market has responded favorably to the City's senior housing initiatives. This is supported by the reality that 67 lots are now being constructed to provide 67 senior housing units. This is significant.However, as mentioned above, the market has been slow to move towards mixed-use development options in Plain City currently. This may change as growth pressures move north and west in Weber County.

7. **Links to supporting documentation** *(Optional)*

B

E

F

Attachment to supporting documentation *(Optional)*

B

E

F

FEEDBACK & 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

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 increased funding explicitly directed to long-term affordable housing

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Pleasant Grove city

Who is filling out this report?
Jacob Hawkins
City Planner
jhawkins@pgcityutah.gov
801-785-6057

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.utah.gov/pmn/sitemap/notice/929103.html

Link to general plan, moderate income housing element:
https://www.pgcityutah.gov/Documents/Departments/Planning%20Zoning/Specific/Moderate%20Income%20Housing%20Strategy%20Update%208.1.24.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

A
E
H
J
X

For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

A

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. (2025)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. (2026)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. (2027)

E

Research and compare ADU ordinances from neighboring cities. Identify parking needs and run a correlation study between street parking violations and permitted ADUs. (2025)Draft an ordinance to address ADU's parking needs and current parking requirements. (2026)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. (2027)

H

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. (2025)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. (2026)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. (2027)Evaluate the effects on previously approved policies and amend the parking ordinance accordingly. (2028)

J

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. (2025)Draft and amend the city code in multiple zones with new regulations and incentives for creating and maintaining moderate-income units. (2026)Create protocols to provide information to potential residential developers during the pre-application process and promote the newly created ordinance with potential developers. (2027)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. (2028)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. (2029)

X

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. (2025)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. (2026)Identify areas within the downtown zone, including the mixed-use corridors, with potential for development and re-development. (2027)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. (2028)Amend the adopted ordinances regarding housing density for ones that reflect the future needs of the residents. (2029)

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
4/24/2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
1801

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.
1402

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.**
399

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.**
110

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 included occasional pushback against rezones from neighboring properties and pending bonding payments for infrastructure from applicants requesting building permits or subdivision plats.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
The total number of entitled residential units come from 3 areas with an overlay (VGMU, BMU, SHO), from the number of subdivisions not yet fully constructed, and from a property that is vacant but within a residential zone. Q2 and Q3 are the totals within an overlay zone and residentially zoned properties, both of which add up to the total number of entitled residential units. Q4 is based on the completed subdivisions within the past reporting period that have completed their infrastructure and are currently working on obtaining building permits.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
Count of accessory apartment registrations

Total known number of Accessory Dwelling Units recorded as of the report submission date:
440

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
36

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
n/a

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
26 accessory apartment registrations

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A
E
H
J
X

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

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 developments might occur. (2025)

E

Research and compare ADU ordinances from neighboring cities. Identify parking needs and run a correlation study between street parking violations and permitted ADUs.

H

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.

J

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.

X

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.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

For this benchmark, the Community Development Department worked on assembling a five-person advisory committee composed of representatives from both the Planning Commission and the City Council. The purpose of this committee is to study and identify areas within the city where residential uses are currently not permitted under existing zoning regulations, but where future residential development—both new and infill—may be appropriate or desirable. This effort will help inform potential updates to land use policy and ensure that future housing opportunities align with the city's long-term growth, infrastructure, and community development goals.The Pleasant Grove Housing Opportunities Committee is integrated by the following members: Eric Jensen (City Council), Steve Rogers (City Council), Alicia Redding (Planning Commission), Dustin Phillips (Planning Commission), and Jim Martineau (Planning Commission). The Community Development Department put together this well-rounded group that brings a valuable set of tools, experience, and expertise to the table. Among the members is a representative from the banking industry who offers insight into financial incentives, lending practices, and programs that can support residential development. Additionally, the committee includes a general contractor with decades of hands-on experience in building and development, providing practical knowledge of construction feasibility, market trends, and project implementation. This combination of financial, policy, and technical backgrounds positions the committee to thoughtfully evaluate where and how future residential opportunities can be responsibly introduced in Pleasant Grove.In identifying areas where residential uses are currently not permitted, the Pleasant Grove Housing Opportunities Committee will operate under the guidance of the General Plan adopted in 2023. A key focus area, as outlined in General Plan Map 2.2, is the expansion of the Downtown future land use designation into an area presently zoned General Commercial—bounded by Main Street to the west and the railroad tracks to the east. This area is currently occupied by legal non-conforming light industrial uses, making it a strategic location with high redevelopment potential. The committee will explore opportunities to introduce residential uses in a mixed-use environment, consistent with the urban form and design principles already established in the Downtown Zones. This vision supports Pleasant Grove's broader goals of infill development, economic revitalization, and the creation of diverse housing options within walkable, connected neighborhoods.The Pleasant Grove Housing Opportunities Committee will be managed and supported by the Community Development Director in collaboration with the City Planning staff. Together, they will facilitate monthly committee meetings aimed at developing a well-informed and actionable policy

framework to address moderate income housing needs in anticipation of the City's required 2027 Moderate Income Housing Plan update. These meetings will provide a structured forum for discussion, data analysis, and policy drafting to ensure the City is proactive and strategic in meeting future housing demands while maintaining the character and quality of life in Pleasant Grove.

E

In March 2025 through June 2025, Staff researched ordinances from neighboring cities as well as requirements from the Utah State Code regarding parking for accessory apartments. Staff then compiled all findings and compared the requirements from other jurisdictions to the City's current zoning ordinances in preparation for the benchmark for the next reporting period's strategy, which is to draft an ordinance to address ADU's parking needs and current parking requirements. Pleasant Grove already permits accessory apartments as an accessory use in residential zones. In Pleasant Grove, residential properties with an accessory apartment are required to be owner-occupied, and four parking spaces are required for a single-family dwelling while two additional spaces are required for any form of ADU. Other cities generally maintain two parking spaces for single-family dwellings; one parking space for an internal dwelling unit, which cannot be located within the front yard setback; and two parking spaces for detached accessory apartments. Staff has also provided a list of all permitted accessory apartments that have been registered between July 1, 2024 and July 1, 2025 to the police department to perform a search on which properties had received any street parking violations. Of the 36 newly registered accessory apartments, two had received a parking violation, which indicates that street parking violations are minimal with the City's current requirements for ADU parking. Considering the results found from this study, it appears that some adjustments may be made to the parking requirements for accessory apartments without significantly increasing street parking violations or obstructions for snow clearing. Staff will continue to monitor this benchmark while drafting new parking requirements. After researching the requirements of other jurisdictions and the State, and after studying the correlation between street parking violations and permitted accessory apartments, Staff is currently drafting concepts of a code text amendment that would reduce the amount of required parking for ADUs to comply with State requirements, while still managing effective planning principles to not negatively impact neighboring properties or city services. The proposed code text amendment would likely closely follow what other jurisdictions have already incorporated [see attached proposal].

H

In April 2025 through July 2025, Staff researched best practices for parking stall dimensions and general parking principles. Research included resources such as the International Zoning Code (IZC), requirements from nearby cities in Utah Valley, and several studies and academic articles regarding best parking practices. As staff studied each of the above resources, staff found varying recommendations for parking stall dimensions and general parking principles. For example, the IZC recommends typical stalls to be 9 feet wide by 20 feet deep, and that compact parking stalls could be 9 feet wide by 18 feet deep. Nearby cities however, generally follow the more compact dimensions of 9 feet wide by 18 feet deep. Because of this, most residents are used to the smaller parking stall dimensions and are not able to easily identify if a parking stall is

18 or 20 feet deep, except for those who drive larger vehicles. After researching best practices from the above resources, Staff then referred to census information to determine the average number of vehicles per household as well as preferred travel options, and visited with a few residents about parking concerns in multi-family areas. Pleasant Grove currently does not have many options in the form of public transportation, so most residents depend on their personal vehicle or carpooling to reach their destinations. Approximately 71% of the residents in Pleasant Grove drive themselves, 9% carpool, and 15% work from home. The Census indicated that the average number of vehicles per household is two vehicles, however some residents have complained about their neighbors having more than six vehicles and have concerns about parking, especially in multi-family areas where parking is already limited. To combat this issue, Staff brought a code text amendment to the City Council in November 2024 to require townhomes to have a 20-foot driveway in addition to a garage, to reduce the amount of street parking and overflow parking onto other properties (Ord. 2024-028). Staff then researched the types of vehicles most commonly found in Pleasant Grove. The top five most commonly bought vehicles in Utah Valley, according to Southtowne Auto Mall's publication on their best-selling vehicles (link below), are the Toyota Camry, Honda, CR-V, Ford F-150, Tesla Model 3, and the Chevrolet Silverado. Of these vehicles, the Silverado is generally the largest, with dimensions of 6'-8" in width by 19'-3" in length. The Ford F-150 is the next largest, with dimensions of 6'-8" in width by 17'-5" in length for a regular cab with a 6.5-foot box. From this information, Staff finds it important to reserve at least a certain percentage of parking stalls in commercial zones for deeper dimensions. (Link to Southtowne Auto Mall: Top 10 Best-Selling Cars in Utah | Popular Vehicles & Trends at Southtowne Auto Mall).In July 2025, Staff drafted a concept for a code text amendment to reduce the parking stall dimension requirements in both residential and commercial zones, except for parking stalls that abut a drive aisle. [see attached proposal]

J

Pleasant Grove City formally established a five-member Housing Opportunities Advisory Committee, composed of representatives from both the Planning Commission and City Council. The appointed members are Eric Jensen (City Council), Steve Rogers (City Council), Alicia Redding (Planning Commission), Dustin Phillips (Planning Commission), and Jim Martineau (Planning Commission).This diverse and well-rounded committee brings expertise from the finance, construction, and planning sectors, offering a balanced approach to both technical and policy matters surrounding moderate-income housing.Pleasant Grove Housing Opportunities Committee was created this year, and their meetings are a monthly occurrence. The meetings are facilitated by the Community Development Department. The Pleasant Grove Housing Opportunity Committee was established with the purpose of initiating and formulating ideas that will serve as the foundation for future policy proposals and potential ordinance amendments. The committee's long-term goal is to develop thoughtful, actionable strategies that address the City's evolving housing needs—particularly in relation to moderate-income housing—and to ensure that these ideas are translated into meaningful policies and regulations in the coming years.

X

67 S Main Street is a mixed use building with 19 residential units and retail on the ground floor. This building received approval from the Planning Commission on June 27, 2022, and received their building permit on August 25, 2023. Since then, the building has been constructed and is pending final approval for their certificate of occupancy, which has not been issued yet but is expected to be released before the end of the year. In August 2024, Staff began maintaining a record to track and monitor the affordability of multi-family units along Main Street, by recording the location and cost of rent for each unit type, such as one-bedroom units, two-bedroom units, and so on. Pleasant Grove will continue to collect the historical data of these properties, and the list of recorded rent prices for properties along Main Street from the 2025 reporting period is attached to this report.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

No strategy or policy is needed during this 2025 timeframe as the Pleasant Grove Housing Opportunities Committee is studying and gathering information and data to propose a new ordinance or recommendations to the City Council in 2027. However, the committee will continue to gather data and discuss several topics and strategies during their meetings, which is intended to lead to land use decisions in later reporting periods.

E

According to the updated benchmarks that were approved in July 2024, this reporting period was to identify and study parking needs for ADUs prior to any land use decision or regulation. As such, no land use regulations or decisions are needed for this reporting period for this strategy, but Staff intends to amend the parking requirements for accessory apartments within the next reporting period in 2026.

H

According to the updated benchmarks that were approved in July 2024, this reporting period was to study best practices, barriers, and concerns for parking stall dimensions prior to any land use decision or regulation. As such, no land use regulations or decisions are needed for this reporting period for this strategy, but Staff intends to amend the parking requirements for parking stall dimensions within the next reporting period in 2026. The proposed code text amendment to the City’s parking requirements might also include a section to consider feedback from the Utah Transit Authority, if BRT stations are provided, and the possible reduction of parking requirements for developments located along potential BRT corridors.

J

No land use decisions have been finalized during the current reporting period. However, the Housing Opportunity Committee has focused its efforts on exploratory discussions around potential local government incentives to encourage the development of moderate-income housing. These discussions have included concepts such as density bonuses, which would allow developers to build more units than typically permitted under existing zoning regulations in exchange for including moderate-income units, as well as zoning flexibility, such as permitting increased building heights or reducing minimum parking requirements. These strategies remain under consideration as the committee continues its work toward future policy recommendations.

X

No land use decision has been made within the past reporting period.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

No significant barriers were encountered during this period, as the strategy aligns with the adopted General Plan and does not currently require any amendments. The committee has been able to proceed under the existing policy framework. However, as discussions continue, some potential future challenges have been identified. These include anticipated resistance from property owners to land use changes and the extended timeframe likely required to build momentum and consensus around redevelopment concepts. Gaining widespread support from property owners for a long-term vision may take time and sustained outreach, particularly in areas where existing uses are still viable, even if non-conforming.

E

No barriers were encountered, and this strategy is expected to continue without any significant issue.

H

Staff worked with two separate applicants in January 2023 and May 2024 (Ord. 2024-11) to amend the parking stall dimensions in other zones. When Staff presented these applications to the Planning Commission and City Council, the City Council generally encouraged larger parking spaces throughout Pleasant Grove to ensure that there is ample room within drive aisles for emergency vehicles to navigate parking lots without worry for larger vehicles obstructing their path. The City Council may be willing to hear proposals on reducing parking space requirements for residential uses, and perhaps a reduction in parking size for parking

spaces not bordering emergency drive aisles.Whether the City Council votes in favor of reducing parking stall dimensions or not, in preparation for future discussions on parking requirement reductions, Staff researched best parking practices from other studies and articles, such as an article from the Victoria Transport Policy Institute, written by Todd Litman on October 9, 2024. Some of these studies encouraged more shared parking and, in the case of multi-family uses, separating the cost of rent from the cost of parking, which would encourage tenants to have fewer vehicles. Other suggestions included permitting developers to work with Staff by submitting a parking generation study that identifies the amount of parking a business would need to determine the official number of required parking spaces for a business. These discussions will correlate to the next reporting period's benchmark to draft an ordinance that addresses the need for parking and possible reduction of parking spaces for businesses. Other barriers include the need for public parking garages, or "district parking", where people can park once and walk to their destination. The City's General Plan indicates that district parking would be ideal in places such as the downtown area. However, while the need is there, the funding and the land is not, and the City is reliant on the development of certain properties to provide enough parking either for a parking garage or shared parking for other nearby uses.

J

No barriers were encountered during this reporting period, as the strategy is still in the early stages of discussion and development. The focus to date has been on forming the Housing Opportunity Committee, initiating dialogue, and identifying potential

X

Three multi-family developments are located along Main Street. While not a barrier in itself, there is not enough historical data to provide substantial feedback at this time to identify or represent any upward or downward trends in rental prices. Additional multi-family developments have been proposed to be constructed along Main Street, but no formal applications have been submitted yet. For these reasons, Staff has expanded the database to include other multi-family developments, but it is not intended to identify the location and price of all residential units for rent throughout Pleasant Grove. While the rent prices for the development on Main Street have been provided, it is often difficult to effectively compare the base rent prices to the final cost of living within a multi-family residential unit. For example, some rental properties include utilities such as water, sewer, and trash, while other rental properties separate out these charges. Oftentimes, this translates into a gap between what the actual housing expense is for tenants and the advertised rental rate. The rental rates obtained at the time of reporting are solely reliant on advertised rates.Furthermore, rental rates for residential units can only be obtained for vacant units, as landlords do not advertise their rates when they do not have any vacancy. The rate of rent prices in larger communities are easier to obtain since the total number of units leaves them with a constant turn of tenancy where they need to advertise vacant units. Because of this, it is not practical to obtain all rent pricing for every residential unit within Pleasant Grove.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

Because no land use decisions or regulations have occurred as of yet for this strategy, there has not been any response from the market for Strategy A.

E

No response from the market has been identified yet, but Staff will continue to monitor street parking violations with the proposed changes to the parking requirements for ADUs after it is passed.

H

No response from the market regarding this strategy at this time.

J

No response from the market regarding this strategy at this time.

X

No response from the market regarding this strategy at this time, as Staff has begun tracking the price of rent for multi-family properties along Main Street during the current reporting period (August 2024-July 2025). Staff will continue to monitor the prices of multi-family properties along Main Street in the coming years, which will help identify how Pleasant Grove's moderate income housing program is being received.

7. **Links to supporting documentation** *(Optional)*

A

E

H

J

X

Attachment to supporting documentation *(Optional)*

A

E
F_3qkTvqLveSUzN9l
Proposed CTA from Staff - ADU Parking.docx
25261application/vnd.openxmlformats-officedocument.wordprocessingml.document

H
F_22En8hcWZeVmZuw
Proposed CTA from Staff - General Parking Requirements and Dimensions.docx
188984application/vnd.openxmlformats-officedocument.wordprocessingml.document

J

X
F_1OPkYtqmiOKxXFN
Rent Tracking.xlsx
15225application/vnd.openxmlformats-officedocument.spreadsheetml.sheet

FEEDBACK & 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)*
N/A

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Pleasant View city

Who is filling out this report?
Andrea Steiniger
City Administrator
asteiniger@pleasantviewut.gov
801.827.0468

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://pleasantviewcity-my.sharepoint.com/:b:/g/personal/asteiniger_pleasantviewut_gov/EVA4eELnnupEl7FW3JdGqF4BCJDbrBsOrsHf6Zxrj2aYpg?e=Vf9Yns

Link to general plan, moderate income housing element:
https://pleasantviewcity-my.sharepoint.com/:b:/g/personal/asteiniger_pleasantviewut_gov/EY3EW53frsdPrmSI4syb7YUB_sOdFsLRhIXhvUSyovfF6A?e=xMUs2I

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://experience.arcgis.com/experience/728e3344a40a417aaad76ab13b8b87d1

When did the last zoning map or text amendment occur?
27- May-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
112

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.**
112

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 posed a significant challenge due to the high costs and complexities of installation in a rapidly expanding system. In Pleasant View, geographic constraints further complicate development, as much of the city is built on a hillside and must account for sensitive lands, environmental restrictions, and the need to protect the recharge capacity of the city's culinary water system.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
Pleasant View City currently has several applications submitted for new housing and mixed use developments. Developers are eager to get started and we are excited to be able to developments that will accommodate homes in the "missing middle". There are also developments in the pipeline that will provide for home ownership in the form of townhomes in a mixed use environment.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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, 2024 and July 31, 2025:
2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
2

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
N/A

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

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.

B

Measure/BenchmarkCompletion 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. TimelineFinalize 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. Approach and Implementation PlanThe 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.

E

Measure/BenchmarkCompletion 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. TimelineOrdinance amendments for the use of Attached Accessory Apartments (AAAs) throughout the city as 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. Approach and Implementation Plan 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. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

a.The City has proactively initiated General Plan amendments to include mixed-use and high-density residential areas, with the intent to rezone new areas accordingly. Specific properties designated for mixed-use and multifamily development have been clearly identified. The City has actively worked through the General Plan amendment process to formalize these designations, and public notices have been issued to specify the exact locations of the affected properties within the City. General Plan designations are an important prerequisite to rezoning parcels, which are anticipated to come soon thereafter.b.A General Plan Amendment to modify the Future Land Use Map and the future designation of approximately 28 acres of land from General Commercial to Mixed Use was considered by the Planning Commission and recommended for approval to the City Council. (July 11, 2024) The City Council considered and approved the General Plan Amendment. (August 13, 2024)c.A General Plan Amendment to modify the Future Land Use Map and the future designation of approximately 9 acres of land from Employment/Business Park to High Density Residential was considered by the Planning Commission. (July 11, 2024) The City Council considered and approved the General Plan Amendment. (August 13, 2024)d.Staff 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 and subsequently, a Zone Text Amendment to establish an RE-5 Zone allowing 8-14 dwelling units per acre was considered by the Planning Commission. (September 5, 2024) (February 6, 2025) The Planning Commission considered and recommended approval of a rezone of approximately 8.127 acres to this newly created zone and the City Council approved the rezone. (February 16, 2025) (May 27, 2025)e.A General Plan Amendment to modify the designation for residential density of 6.31 acres from Low Density Residential to Medium to Low Density Residential (4-8 dwelling units per acre) was considered by the Planning Commission. (September 5, 2024) (April 10, 2025) (April 17, 2025) (May 5, 2025) The City Council considered and approved this General Plan Amendment. (February 11, 2025) (May 27, 2025)f.A Re-Zone of 18.44 acres of land from Planned Commercial designation to Mixed Use West designation was considered by the Planning Commission. (December 5, 2024) The City Council subsequently approved the Rezone of the property to the Mixed-Use West Zone. (January 28, 2025)g.A General Plan Amendment for a Limited Single-Family Residential Zone (LSFR) to provide residential lots upon which single-family and patio homes may be constructed was considered by the Planning Commission. (January 9, 2025) This General Plan Amendment was then approved by the City Council. (February 11, 2025)h.A Rezone of 6.54 acres was considered by the Planning Commission to change the property from the MP-1 (Planned Manufacturing) Zone to the Mixed-Use West Zone. (March 6, 2025) The City Council approved the rezone of this property to the Mixed-Use West Zone. (March 25, 2025)i.The City is actively coordinating with Developers for new, higher-density housing master-planned communities. j.The City Council approved adopted municipal code subdivision ordinance language including process improvements through adoption of form and application checklist simplification (May 27, 2025)k.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 city leaders)l.The City Council has continued funding of a full-time Planner Tech with job description to assist with various housing projects and processes and proactive housing efforts.

B

Actions of Jurisdiction for Strategy Implementation (7/1/24 to 7/1/25)-Multiple meetings held with the developer of a mixed-use zone in adjoining city, Farr West, to coordinate road project completion (September 2024) (March-May 2025)-Coordination to work on secondary access for fire egress to allow for expansion of allowable units and create a safe environment for residents (May-June 2025)-Building Official review and issuance of 11 new mobile home building permits in the past year (July 2024-June 2025)-City Council consideration and adoption of municipal code subdivision ordinance language and form and application checklist simplification. (May 27, 2025)-Meetings with UDOT to establish the required alignment of road. (April 2025)-Applications submitted to Union Pacific Railroad to acquire needed property for roadway. (July 2024)-Meeting with property owner to work on second egress to park to allow installation of units on all available pads (June 2025)

E

-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 2024-February 2025)-The staff reviewed completed research at the Design Review Committee (DRC) meeting and made definitive steps to move forward with developing an ordinance that incorporates detached accessory dwelling units. (June 2025)-Staff developed a handout to better inform residents of existing options for Attached Accessory Apartment (AAA) – 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. However, 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, to improve data collection. This handout is still being used and distributed when residents inquire about an Attached Accessory Apartment. -Council Meeting presentation, discussion, next step (June 25, 2024)-Council approval and continued funding of new full-time Planner Tech with job description to assist with various housing projects and processes and proactive housing efforts

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

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Prospective properties for mixed-use and multi-family, high-density housing have been clearly identified, in coordination with development groups, and a city-initiated effort is underway for consideration of amendments to the general plan and ultimate rezoning of these properties. The main land use regulation/decision that occurred during the past calendar year is the development and adoption of new zoning designations to allow for higher density as well as more attainable housing with the option of smaller lots and patio homes. The existence of a new zoning ordinance and additional options for mixed-use allow for the application of new standards that provide new opportunities for moderate-income housing. The City has approved several rezone applications from property owners and has approved coordinating general plan amendments.

B

Each Land Use Regulation/Decision made for Strategy Implementation (7/1/24 to 7/1/25)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. Additionally, the city is actively working with UDOT to provide a secondary access to promote safety, access, and habitability for 250 existing apartment units.

E

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.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

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. One barrier in this instance 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. Another barrier in play is education for the public, 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 the Planning Commission and City Council meetings.

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One barrier in this instance is timing with getting the roadway installed with grant funding available in 2025 while working with multiple entities (UPRR, Marathon Pipeline, and private property owner) to acquire property required to provide access. The city has been in contact with grant funding representatives to navigate options to extend the completion timeline of the roadway, 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.

E

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.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

Strategy Market Response1.Number and type of new units permitted: N/A2.Number and type of affordable units added: N/A3.Number and type of affordable units rehabbed: N/A4.Number and type of units converted from other uses: N/A5.Change in local rent amounts: N/A6.Change in the number of people displaced: N/A7.Change in the number of households experiencing housing cost burden: N/A8.Change in the share of household income spent on housing: N/A9.The number of rezones associated with MIH strategies: 310.Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies. This description should include other market responses that are not among the above metrics: This reporting year, we have seen developers apply for re-zones to begin constructing attainable housing in different ways, including addressing more of the middle-housing needs, using options like townhomes available for purchase, smaller homes, etc. Because re-zoning is one of the first steps in the process of making housing available, we won't have definite feedback on market response until some of the units can be constructed. We have confidence that the zoning and master planning efforts underway are making a significant impact on this effort.

B

Strategy Market Response1.Number and type of new units permitted: N/A2.Number and type of affordable units added: N/A3.Number and type of affordable units rehabbed: 114.Number and type of units converted from other uses: N/A5.Change in local rent amounts: Unknown6.Change in the number of people displaced: N/A7.Change in the number of households experiencing housing cost burden: N/A8.Change in the share of household income spent on housing: N/A9.The number of rezones associated with MIH strategies: N/A10.Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies. This description should include other market responses that are not among the above metrics: There continues to be a strong market for mobile home units as these are quickly occupied upon rehabilitation and overall improvements. The city is excited at the prospect of further investment in these units and providing safety enhancements. This will provide more long-term value for mobile homes within this development

E

Strategy Market Response1.Number and type of new units permitted: 02.Number and type of affordable units added: Data unavailable – we aren't aware of amounts charged for these units and don't require that the amount be submitted. 3.Number and type of affordable units rehabbed: N/A4.Number and type of units converted from other uses: 05.Change in local rent amounts: No known impact. 6.Change in the number of people displaced: N/A7.Change in the number of households experiencing housing cost burden: 08.Change in the share of household income spent on housing: Unknown9.The number of rezones associated with MIH strategies: N/A10.Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies. This description should include other market responses that

are not among the above metrics: Continuing to provide education will be valuable and important in moving forward with implementation of these strategic measures.

7. **Links to supporting documentation** *(Optional)*

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Attachment to supporting documentation *(Optional)*

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FEEDBACK & 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.,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)*

The city is greatly appreciative of the state's desire to explore options to support city efforts to help facilitate additional moderate-income housing offerings. A few supporting options that the state may consider include:oA grant funded program would be very helpful in providing possible incentives and support for implementation – funding considerations for studies, planning and possibly even housing projects. oTown 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.oOffering 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. oConsidering 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. oCoordination 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.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.providencecity.com/media/11021

Link to general plan, moderate income housing element:
https://www.providencecity.com/media/11031

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://experience.arcgis.com/experience/d8d705a8f6354f6f8983ef83a369f9cf

When did the last zoning map or text amendment occur?
21-May-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
343

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.**
160

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.
Providence City currently has 343 buildable lots that have not yet applied for zoning clearance or building permits. These include 183 recorded final plat vacant lots and 160 vacant parcels. While these lots are considered developable, several barriers have slowed progress.In conversations with developers, a key concern has been reduced buyer demand, driven by high interest rates and broader economic uncertainty. These market conditions have made it more difficult for developers to justify the upfront costs of construction, particularly in newer subdivisions where infrastructure must still be extended.Although the City has planned for future infrastructure needs and ensured access to water, sewer, and roadway systems, the cost of extending that infrastructure throughout undeveloped areas remains a significant barrier. These expenses—borne by the developer—can be especially high in projects requiring long utility extensions or upgrades.Geographic constraints are another challenge. Some of the vacant parcels are located in areas with steep slopes, or within floodways and floodplains. These conditions often require additional engineering, mitigation, and permitting, which increase costs and slow the development process.Together, these financial, geographic, and market-driven barriers contribute to the slower pace of development on otherwise buildable land within Providence City.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
These include 183 recorded final plat vacant lots that have not requested a building permit and 160 vacant parcels with various residential zoning that have not requested a building permit.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
18 (8 IADUs, 10 detached ADUs)
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

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, FLEXIBILITYa.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.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.

B

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, FLEXIBILITYa.Currenti.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 yearsi.Comprehensive review of each master plan.

C

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, FLEXIBILITYa.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.Annuallyi.Review current housing stock for structures for eligibility for repair and rehabilitation programs.ii.Report on the programs that are being utilized.

V

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, FLEXIBILITYa.Currenti.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.

E

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, FLEXIBILITYa.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.

Q

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-fam

O

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, form

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Working with DevelopersOver the past year, city staff, along with elected and appointed officials, have worked closely with developers on projects that offer a mix of lot sizes and

housing types. This collaboration helps ensure that new development fits the character of Providence while offering more variety in housing options. For specific rezoning actions to higher density taken by Providence City during the reporting period, see the rezones approved by Providence City under the “land use decisions” question.Encouraging Developer-Resident CommunicationThe city continues to encourage developers to connect with residents early in the process. We ask them to share details about proposed developments and listen to neighborhood concerns so that projects can better reflect community values.Keeping the Public Informed and InvolvedThroughout the year, the city used its website, social media, messaging system, and physical notices to keep residents informed about public hearings and meetings related to zoning and ordinance changes. People were invited to participate by sending in comments via email or text, attending in person, or joining meetings online. City leaders continue to support public involvement to make sure new growth respects what residents want while preparing for the city’s future.Supporting Informed DecisionsTo support good decision-making, the city provided elected and appointed officials—as well as staff—with tools, data, and training focused on land use and moderate-income housing. This helps everyone involved stay informed about the community’s housing needs and the policies that can help meet them.

B

Between August 2024 and July 2025, Providence City continued to invest in infrastructure improvements that support moderate-income housing. Guided by its General Plan and master plans, the city advanced several key projects, including working with a consultant to develop landscaping plans for Zollinger Park which is near a higher density area, added to our bicycle lanes inventory, a new culinary water well, added a lift station as part of the sewer service expansion in the southwest area and continues to expand our fiber infrastructure.The city also promoted water conservation through education and tiered culinary water rates, emphasized the protection of existing infrastructure through public outreach and enforcement, and kept residents informed via newsletters, online maps, and public records.Capital improvement priorities were reviewed and presented to the city council and public as part of the FY2026 budget process. Regular updates to master plans are scheduled to ensure continued alignment with housing and infrastructure goals.

C

Throughout the reporting period, the city continued to support and promote housing repair and rehabilitation efforts in alignment with programs administered by the Bear River Association of Governments (BRAG) and USDA’s Rural Development Agency. When opportunities arose, city staff directed residents and interested parties to BRAG’s programs, including emergency home repair assistance, the first-time homebuyer program, HEAT assistance, and non-emergency rental support. These referrals help connect eligible households with critical resources that improve housing conditions and stability for moderate-income residents.In response to homeowner inquiries regarding remodels or additions—particularly in the downtown area—the city shared information about available historic tax credit programs. These include both federal and Utah state historic preservation tax credits. The city’s status as a Certified Local Government (CLG) further strengthens its ability to support historic rehabilitation by maintaining eligibility for federal grant funding dedicated to preservation initiatives.The city also continued its

efforts to identify and evaluate new programs offered by other agencies that may assist with the repair and rehabilitation of existing housing stock. Public outreach efforts included the March 2025 city newsletter, which featured information on the HEAT assistance program and guidance on how to access tax credits for qualifying historic homes.These actions reflect the city's ongoing commitment to supporting the rehabilitation of existing housing stock and align with the adopted implementation plan. The combination of local outreach, regional partnerships, and participation in state and federal programs helps expand the availability of safe, livable, and affordable housing options for moderate-income households.

V

Between August 2024 and July 2025, city staff actively met with development applicants to promote projects that accommodate a range of lot sizes and housing types. These efforts utilized the city's existing cluster, inner block, and Planned Unit Development (PUD) ordinances, which provide flexibility in design and layout while supporting the integration of moderate income housing options into established neighborhoods.Throughout these interactions, city staff encouraged developers to engage early and transparently with neighboring residents regarding their proposed projects. This emphasis on communication and public involvement helped foster community awareness and support, while also addressing potential concerns about neighborhood compatibility and development impacts.City staff also reviewed the existing city code to identify potential adjustments that could further support moderate income housing. While no major amendments were made during the reporting period, ongoing code analysis remains a key part of the city's strategy to remove regulatory barriers and incentivize diverse housing types.The city continued to track and report on the use of the cluster, inner block, and PUD ordinances. These tools have proven effective in providing alternatives to traditional subdivision layouts and supporting smaller, context-sensitive housing developments that align with the community's character.These actions align with the city's adopted strategies and implementation plan by promoting flexible development standards, reducing regulatory burdens, and encouraging a variety of housing types that support affordability and neighborhood integration.

E

For specific actions taken to support this strategy, please see the "land use decisions" question. During the reporting period, city staff continued to support the development of both detached and internal accessory dwelling units (ADUs and IADUs) as allowed under the existing ordinance. City staff worked directly with applicants to navigate the permitting process and encouraged participation in the city's incentive program for IADUs. This program offers a financial incentive for property owners who record a deed restriction acknowledging use of the unit as a long-term rental, consistent with state requirements. These actions reinforced the city's commitment to promoting ADUs by reducing regulatory burdens and increasing awareness of available incentives.City staff also continued to review the application process for opportunities to streamline submittal requirements and reduce administrative obstacles. These ongoing efforts support the city's goal of expanding housing opportunities within existing neighborhoods while preserving community character.

Q

For specific actions taken to support this strategy, please see "land use decision" question. As a result of code amendments adopted in previous years, stipulating that an ADU may utilize the existing utilities (city-supplied culinary water and sanitary sewer) of the principal dwelling, two applicants were able to move forward with constructing detached ADUs using shared utility service lines without incurring additional impact fees—making these projects more financially viable. A previously approved incentive program allowed the city to work with a property owner to record a deed restriction for a new detached accessory dwelling unit.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 8 active Internal Accessory Dwelling Units (IADUs) and 10 active Accessory Dwelling Units (ADUs) for the reporting period. This shows an increase of two IADUs and two ADUs over the 2024 reporting period.

O

Providence City continues to actively support and collaborate with the Bear River Association of Governments (BRAG) to promote and expand access to moderate income housing programs. City representatives regularly participate in meetings with BRAG staff to discuss topics such as regional planning, active transportation, economic development, and housing affordability. These discussions help ensure that Providence remains engaged in regional solutions and aware of current funding opportunities and program updates.Information about BRAG’s housing assistance programs—including the Housing Choice Voucher Program (formerly known as Section 8), utility assistance, and emergency rental aid—is consistently made available to Providence residents. The City shares this information annually through multiple outreach efforts, including the March 2025 utility newsletter and updates to the City website. A link to the newsletter is provided in the supporting documents section of the report.Additionally, the City provides a formal letter of support to BRAG each year, reaffirming its commitment to these housing assistance efforts. City staff also promote BRAG’s services during direct interactions with residents, offering information during in-person visits and phone conversations with those who may qualify for assistance.These actions align with the City's ongoing implementation plan by maintaining active partnerships with BRAG and reinforcing public awareness of assistance programs that directly support moderate income households.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

The city council adopted the following zone designation ordinances between August 1, 2024 and July 31, 2025.Ordinance 17-2024 authorizing the rezoning of 7.42 acres from agricultural to

R-M-18, which allows single-family attached and multifamily units with a density of 18 units per net acre. A link to this ordinance is provided in “links” below.Ordinance 22-2024 authorizing the rezoning of 2.31 acres from commercial highway district (CHD) and R-M-18 to mixed use (MXD) which allows for a residential density up to 25-33 units per net acre when combined with commercial development. A link to this ordinance is provided in “links” below.The city council is currently studying a proposed ordinance request that will potentially rezone 6.15 acres from agricultural to R-1-8 which allows single-detached and single-family attached with a maximum density of 5.5 units per net acre.

B
Between August 2024 and July 2025, the Providence City Council took several actions that support the expansion of infrastructure critical to the development of moderate-income housing. These actions included approving resolutions to pursue grant funding for two new wells, a key component of the city’s ongoing culinary water system improvements. Additionally, the council approved an agreement with the Utah Department of Transportation (UDOT) related to the Blacksmith Fork Trail, which will help expand the city’s active transportation and trail network.The council also adopted an ordinance approving the 2026 Budgets for all funds, ensuring continued investment in capital improvement projects identified in the city’s various master plans. These investments are essential to providing the infrastructure and amenities needed to support higher density and more affordable housing options.

C
Throughout the period from August 2024 to July 2025, the city did not possess any housing stock.During this timeframe, the city did not receive any applications for projects involving the repair and rehabilitation of uninhabitable housing.

V
None

E
Between August 2024 and July 2025, the city issued zoning permits for three new accessory dwelling units. These approvals reflect continued interest in utilizing ADUs as a tool to expand housing availability within existing residential zones.Additionally, the city issued two incentive payments to property owners who successfully recorded deed restrictions for newly established internal ADUs. These actions demonstrate the city’s ongoing commitment to encouraging the development of moderate income housing through the strategic use of incentives and streamlined permitting processes.

Q
The city issued a zoning clearance for one detached ADU. Impact fees were not charged.

O
None reqiured

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

Public sentiment continues to be a significant barrier to implementing moderate income housing strategies that involve higher residential densities. A 2021 referendum demonstrated that a majority of Providence City voters oppose residential densities greater than four units per net acre, as well as single-family attached and multi-family housing types. Ongoing feedback from public hearings and community discussions confirms that this opposition remains strong.As a result, developers have expressed reluctance to pursue projects that exceed the four-unit per net acre threshold or that include attached or multi-family housing. This sustained resistance has limited the range of feasible housing options and slowed the implementation of strategies aimed at increasing housing diversity and affordability.

B

None

C

Despite promoting the historic tax credit incentives, it appears that community members did not take full advantage of these opportunities for historic home preservation and rehabilitation.

V

While the city actively promoted the use of inner block, cluster, and PUD ordinances to encourage a variety of housing types, a key barrier encountered was limited developer interest in proposing anything other than detached single-family units. Despite c

E

None

Q

None

O

None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

Although the city council adopted several zoning changes between August 1, 2024, and July 31, 2025, the developers associated with these rezonings have not yet submitted formal

development plans. As a result, no new units have been permitted or entitled under these ordinances to date. The city continues to monitor progress and remains available to support applicants as they move forward with project planning and submission.

B

The recent completion of the sewer lift station has opened new development opportunities in the southwest area of the city; however, the market has not yet had sufficient time to respond to this improvement. As development activity begins in this area, the city will continue to monitor progress and housing outcomes.The increasing use of trails, sidewalks, and bike lanes—boosted in part by the rising popularity of e-bikes—reflects growing support for multi-modal transportation options. These improvements enhance neighborhood connectivity and help make higher-density housing more viable by improving access to community amenities.Importantly, the city's implementation of this strategy has prioritized minimizing disruption to existing neighborhoods. No households were displaced during infrastructure projects or redevelopment efforts during this reporting period.As this strategy continues to unfold, the city will track market trends, project proposals, and housing impacts to better understand how infrastructure investments are supporting moderate-income housing development over time.

C

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,28 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.

V

During the reporting period from August 2024 to July 2025, building permits were issued for lots within previously approved Planned Unit Developments (PUDs) and cluster subdivisions—demonstrating continued developer interest in utilizing flexible development tools.Despite this activity, market conditions remain challenging. Due to current construction and financing costs, the sale prices of newly constructed homes often exceed the moderate income housing affordability threshold. While the ordinances in place provide the necessary framework to support moderate income housing, economic factors outside the city's control continue to limit affordability outcomes.No households were displaced during redevelopment projects within the reporting period. No new deed-restricted units or rezones specifically targeting moderate income housing were approved during this time.The city continues to monitor trends in permitting activity, home prices, and ordinance utilization to assess market responses and inform future adjustments aimed at improving affordability.

E

The city observed a continued market response to its accessory dwelling unit (ADU) strategy during the reporting period from August 1, 2024, to July 31, 2025. Zoning permits were issued for three new ADUs, indicating ongoing interest from property owners in expanding housing

options on existing lots. In addition, two property owners participated in the city’s voluntary incentive program for internal ADUs (IADUs) by recording deed restrictions and receiving incentive payments—demonstrating a willingness to formalize these units for long-term rental use.These outcomes suggest that the city's efforts to reduce regulatory barriers and promote ADUs through incentives are having a measurable effect, albeit on a modest scale. Allowing the use of existing utility service lines and exempting ADUs from impact fees have contributed to improved feasibility for property owners pursuing detached units.No households were displaced as a result of ADU or IADU development, and no rezones were required to support these units during this period. While the number of new units remains relatively small, these incremental additions help diversify the housing stock and support long-term affordability goals by creating more rental opportunities within established neighborhoods.

Q

The market response to the implementation of this strategy has been gradual but positive. The City’s decision to allow detached ADUs in all residential zones, and to waive impact fees for these units when they utilize existing utility connections, has removed a significant financial barrier for homeowners. This change has made the development of ADUs more attainable, particularly for moderate-income property owners looking to create additional housing on their lots.Since the implementation of this strategy, the City has observed a modest but consistent increase in both permitted and active ADUs and IADUs. During the current reporting period, the number of active ADUs increased from 6 to 10, and active IADUs also increased from 6 to 8. This indicates growing interest and utilization of this housing option.Additionally, the City has continued to support a voluntary deed restriction program, which encourages compliance with local requirements while preserving long-term affordability. There have been no households displaced as a result of this strategy, and no rezonings have been required, as ADUs and IADUs are permitted uses in the applicable residential zones.While the City has not conducted a formal analysis of rent changes, anecdotal feedback suggests that ADUs are being used to house family members, supplement homeowner income, or provide lower-cost rental options compared to traditional single-family homes. This supports the City's goal of expanding housing choices for moderate-income households without significantly altering neighborhood character.

O

The market response to this strategy reflects a steady, needs-based utilization of assistance programs rather than large-scale development shifts. According to data provided by BRAG for the reporting period, two households in Providence received ongoing rental support through the Housing Choice Voucher Program, one household received emergency housing assistance, and 28 households utilized the HEAT program to receive energy assistance. While these figures represent a modest portion of the City's population, they demonstrate that eligible residents are accessing available programs. The ongoing partnership with BRAG, regular public outreach, and direct support from City staff continue to make these resources more visible and accessible.No rezonings, deed restrictions, or redevelopment-related displacements occurred during the reporting period as part of this strategy. However, continued engagement with BRAG

and efforts to promote available programs help to preserve housing stability for moderate-income residents, particularly during periods of economic uncertainty or rising utility costs.

7. **Links to supporting documentation** *(Optional)*

A

https://www.providencecity.com/media/13806, https://www.providencecity.com/media/13641

B

C

V

E

Q

O

Attachment to supporting documentation *(Optional)*

A

B

C

V

E

Q

O

FEEDBACK & 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

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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.gov
801-852-6164

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://provo.municipal.codes/enactments?type=Ord

Link to general plan, moderate income housing element:
https://www.provo.gov/DocumentCenter/View/4020/Appendix-B---Moderate-Income-Housing-Supply-and-Strategies-PDF

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

M
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X
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For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

M

Provo City will Partner with a local Community Land Trust and contribute land/funding or both for the creation of workforce housing. Land contributions expected by late 2025 to early 2026. Funding will occur as funds are identified and made available through Council and Administration.

N
Provo plans to partner with the Provo City Housing Authority to build housing for City/District Employees. Building is expected to begin in 2026 with completion by 2027. An active waitlist of employees in the Police and Fire Departments was started in the Spring 2025.

P
Moderate Income Housing Set Aside for the Provo City Redevelopment Agency will be used in the creation of workforce housing. This funding is expected to be utilized as collected. The funding will be included in the Annual Report of the Redevelopment Agency and will be identified in the the RDA financials as restricted Cash for the purpose of housing. Appropriations for this budget item in the RDA budget is expect to begin in the 2027 Fiscal Year.

X
Provo City and the Provo City Redevelopment Agency will begin an application for a Housing and Transit Reinvestment Zone by fall of 2025. This application will include identified properties within the radius of the Frontrunner station with the benefit of an opportunity zone to expand the radius.

A
Some rezoning will occur with the adoption of the Station Area Plans, which is expected by December 2025.

B
Infrastructure continues to expand on the West side of Provo. West Provo is developing quickly with mixed housing units including moderate income housing options. Without the added infrastructure on the west side, housing would not be an option. More roadways, active transportation trails and water and sewer lines will be added to new development by December 2025 and throughout 2026.

I
Ordinance Text Amendment to allow for group occupancy in the Professional Office zone in Provo was passed on March 11, 2025 to allow for single room occupancy.

O
Provo City applied for HOME funding for down payment assistance program run by City staff. HOME funding was granted for the 25-26 program year and is expected to assist between 6-10 moderate income households. The City will continue to apply for this funding annually.

G
Much of the land near transit hubs is zoned for mixed use and higher densities. The station area plans (SAPs) will make further recommendations and are expected to be adopted by December 2025. On July 8 Provo City Council voted on the SAPs as to form for their review by the Mountainland Association of Governments Station Area Plan Policy Committee.

H
Provo is currently going through a code Audit and rewrite, expected to be presented for adoption in late 2025 early 2026. Rewrite is expected to include zone changes allowing reduced parking in areas, specifically in UVX and Frontrunner areas (these are i

U
All Station Area Plans are expected to be adopted by December 2025. On July 8 Provo City Council voted on the SAPs as to form for their review by the Mountainland Association of Governments Station Area Plan Policy Committee.

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
8-Jul-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
1357

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.
1452

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.**
438

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.**
No "Will Serve" letters City Approval serves as an equivalent. 2,809 units approved

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 the work and finishing the process for building permit applications.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
Clarification on the Will Serve section. There are no formal will serve letters that go out. The approval of the city for development is the equivalent. There are 2809 units that have city approval.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
89

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
1

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
28

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
NA

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A
B
O
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U

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

Provo will continue to make zoning changes where it makes sense in the City.

B

Provo City Continues to invest in infrastructure on the west side of the city. These investments help provide access to new housing through roads and water treatment facility upgrades.

O

Provo City Applied for HOME funding in December for a down payment assistance program. HOME funds were awarded in May 2025.

G

Recommendations for mixed-use and higher density zoning are in the Station Area Plans that are on schedule for adoption by December 2025.

H

The Station Area Plans will make suggestions for parking reductions in those transit areas. The City is also undergoing a code audit which is expected to be completed by the end of 2025.

U
Provo City Planning has complete the drafts of several Station Area Plans as of July 2025

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A
Some rezoning will take place with the adoption of the Station Area Plans later in 2025. The Provo City Council Voted to move the plans forward in July 2025.

B
New water treatment facility opened in June 2025. The facility allows for more capacity as new construction is happening. Most of this new construction is on the west side of Provo where a range of housing types are being built including housing for moderate income households.

O
Applications were made to secure HOME funding. The Down Payment assistance program for Provo will provide funding up to $60K for first time homebuyers.

G
Station Area Plans were voted by council to move forward in July 2025.

H
The City Council advanced the Station Area Plans in July 2025.

U
Provo City Council approved the advancement of the SAPs to MAG for review and approval prior to adoption, which is expected by December 2025.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

Approval of sending the Station Area Plans to MAG for approval will allow for rezones in transit areas.

B

NA

O

NA

G

Station Area Plans will make recommendations for Rezoning allowing for mixed use commercial and higher density housing.

H

NA

U

NA

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

None

B

None

O

None

G

Some residents are not happy with the Station Area Plan requirements.

H
resident push back on the station area plan requirement by the State.

U
Residents don't agree with the idea of Station Area Plans required by the State.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A
NA

B
The added infrastructure allows developments to move forward enabling more home sales in the market.

O
Changes in the market remain to be seen.

G
NA

H
NA

U
NA

7. **Links to supporting documentation** *(Optional)*

A

B

O
https://www.provo.gov/705/Down-Payment-Assistance-Loan-Programs

G
https://www.provo.gov/274/Planning

H
https://www.provo.gov/274/Planning

U
https://www.provo.gov/274/Planning

Attachment to supporting documentation *(Optional)*

A

B

O

G

H

U

FEEDBACK & 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)*

NA

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.riverdalecity.com/uploads/1/3/3/6/133630718/moderate_income_housing_element.pdf

Link to general plan, moderate income housing element:
https://www.riverdalecity.com/uploads/1/3/3/6/133630718/riverdale_general_plan.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://riverdaleut.maps.arcgis.com/apps/webappviewer/index.html?id=2be85ddea9534fe0a2186776229528c8

When did the last zoning map or text amendment occur?
The last text amendment occurred on June 17, 2025, amending Riverdale City Code 10-8 (A-1 zones).

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
196

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 areawith limited to no infrastructure. Other barriers to development are cost ofconstruction, interest rates, traffic infrastructure, topography, and geology. Public sentiment towards development is always a concern, especially when it comes to density , impacts on traffic, and perceived negative effects of multi-family housing. Smaller communities generally lack the ability/willingness to bond for public infrastructure to support development, thus placing the impossible burden on developers. In the current financial context, that is a no-go.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, 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 theWeber River in the southeast corner of the City. Potential opportunities includeintegrating a variety of uses, including residential single-family, residentialmulti-family, live-work, office, commercial, hospitality, retail, entertainment, andrecreation - all within a unique outdoor environment centered around the WeberRiver experience. Riverdale City is in the early stages of a multi-month 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 trafficcongestion on Riverdale Road.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
6
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A
B
F
K
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V

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

Strategy: Rezone for densities necessary to facilitate the production ofmoderate-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).

B

Strategy: Demonstrate investment in the rehabilitation or expansion ofinfrastructure that facilitates the construction of moderate income housing.Benchmark: - The Riverdale Senior Center has been established for many prioryears now and continues to function to benefit moderate income rental ratehousing needs for the City’s senior demographic—this is anticipated to continueinto the year 2027 and the years thereafter; - Anticipated Redevelopment Agency infrastructure investment to benefit newlydeveloped moderate income housing units and multi-family development withinthe 550 West RDA - on or before 2027

F

Strategy: Zone or rezone for higher density or moderate income residentialdevelopment in commercial or mixed-use zones near major transit investmentcorridors, commercial centers, or

employment centers.Benchmarks: City review and consideration of a large acreage, mixed-usestyle higher density and moderate-income housing development adjacent tocommercial center (2022-2027)

K

Strategy: Preserve existing and new moderate income housing and subsidizedunits by utilizing a landlord incentive program, providing for deed restrictedunits 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 andreporting of qualifying loans to existing and future homebuyers (through 2027)

L

Strategy: Reduce, waive, or eliminate impact fees related to moderate incomehousing.Benchmarks: waiving of impact fees (through 2027); review and reporting ofnew moderate-income housing units that have benefited from no impact feeassessment

P

Strategy: Demonstrate utilization of a moderate income housing set asidefrom a community reinvestment agency, redevelopment agency, or communitydevelopment and renewal agency to create or subsidize moderate incomehousing.Benchmarks: 1)RDA Residential Loan

T

Strategy: Develop a moderate-income housing project for residents who aredisabled 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 a

V

Strategy: Create or allow for, and reduce regulations related to, multifamilyresidential dwellings compatible in scale and form with detached single-familyresidential dwellings and located in walkable communities within residential ormixed-use zones.Benchmarks: rezoning of properties to higher density; City review of large acreage mixed-use style mixed density project (StringTown); Development Agreement between City and developer for StringTown; anticipated construction of multiple new single family residential units, moderate density residential units, and new higher density units with an amount of moderate-income housing inclusion.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

As part of this Strategy, in the reporting year we have reviewed one concept application for 81 townhomes (on 7 acres) and one concept application for 87 townhomes (on 6 acres). Both concept applications would require a rezone from the current zone to a higher density R-5 zone, which the General Plan supports. The review and approval of these applications will bring about smaller units and higher densities on the land than what was previously allowed forAdditionally, as part of this strategy, Riverdale City has previously approved multiple rezonerequests to allow for development of smaller lots or higher densities, in accordance with the Future Land Use Map of the General Plan. In previous reporting years the City has 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 2.48acres) in the R-4 zone.

B

The Redevelopment Agency of Riverdale has and continues to fund theupgrades and facility repairs within the Riverdale Senior Center apartments and Senior Center.Additionally, during the reporting year, the RDA of Riverdale has conducted budgetary and planningefforts to develop new transportation 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 existingmulti-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 infrastructureto develop need housing and moderate-income housing within this area. The City has facilitated concept and pre-application work on affordable units in this area and is working to commence some of these planned construction projects assoon as possible.

F

The City is working with various stakeholders and landowners on a 300-acre master planned community named StringTown. The established development objectives include integrated uses of housing, commercial, entertainment, recreation, and retail, combining market rate and moderate income rental rate and ownership opportunities. This work has included creating an exclusive negotiation period, guiding principles, identifying project gaps, outlining funding sources, procuring consultants, and working with other key stakeholders to create a strong coalition of like minded entities. Current zoning is MU and will need to be amended or bolstered in order to include allprojected uses. This opportunity is close to major transit investment corridors,commercial centers, and employment centers within the City.In addition to StringTown, the City has commenced an 8-10 month long comprehensive update to the Title 10 Zoning Code. After soliciting a consultant, the City has partnered with Hansen Planning Group to perform this important work. As a result, items in the General Plan that require a zoning map or

text amendment will be updated, as well as new zones and codes established in support of moderate-income housing, value, and density.

K

The RDA continues to offer loans through the Purchase Assistance Program and the Rehabilitation Loan Program to Riverdale City residents. These programs have been generally successful, with both current and prospective residents participating. During the reporting year, the RDA received two applications.The RDA staff continues to work on updates and 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 inorder to maintain moderate income and affordable housing opportunities withinthe community to young, lower income, and/or elderly residents.

L

Historically, in order to encourage new growth and development, Riverdale Cityhas not imposed impact fees on development projects, including those projectsrelated to moderate-income housing development. This policy continues to thepresent day, therefore, Riverdale City did not impose impact fees on housingdevelopment projects within the City, including moderate-incomehousing development. The only impact fees the City assesses on buildingpermits for housing development are pass-through fees that city staff arerequired to receive by direction of Central Weber Sewer District.

P

The Riverdale RDA has existing programs connected to subsidizing and creatingmoderate-income housing opportunities in Riverdale City. These efforts include:subsidizing the operations of the 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 todevelop new moderate-income housing opportunities in these RDA areas;and maintain the program and funding for the RDA Residential Loan Programand Rehabilitation Loan Program.

T

The RDA of Riverdale constructed and established a Riverdale Senior Center, which included 20 apartments set apart for use by residents who are 55 years of age or older. These apartments wereconstructed to provide senior residents with fixed income housing options at areasonable 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 - all at below market rates. 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 meals and activities programming within the Riverdale Senior Center.

V

During the reporting year, the City has worked extensively with landowners and other key stakeholders to establish a master planned, multi-use district on a large acreage assemblage of

land located within a Mixed Use (MU) Zone. The objective of this new neighborhood, affectionately named StringTown, is to create a vibrant district abutting the Weber River with an integration of recreation, housing, commercial, retail, and entertainment in an effort to balance the City's small-town character while encouraging economic vitality and smart growth. The City and the landowners are currently working under an Exclusive Negotiation Agreement, signed in 2025, to guide the master planning activities.Additionally, the City has contracted with Hansen Planning Group to conduct a comprehensive update to its Title 10 - Zoning Code. This will ultimately create new regulations that allow for dense residential within existing zones and will ensure compatibility with existing residential and commercial units.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

The Riverdale City General Plan and Moderate Income Housing Plan give direction to the concept plans and pre-applications reviewed in the reporting year. As we have conducted the concept review, applicants have been encouraged to pursue the rezone process. Due to staffing constraints, the current zoning map has not been completely updated to reflect the 2023 General Plan Future Land Use Map. Additional rezoning, either pursued by an applicant or by the City, will be required to fully implement this Strategy.

B

Previous land use regulations and land use decisions are in effect in theareas 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.

F

Previous City approval of rezoning for properties (from commercial zoningto multiple-family residential zoning instead, from low-density single-familyresidential 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.January 2025 - the StringTown area designated as a 'City Center' and the WFRC Wasatch Choice MapMay 31, 2025 - Riverdale and property owners/stakeholders sign Exclusive Negotiation Agreement for the planning of StringTownJuly 15, 2025 - Riverdale City Council Approved resolution awarding comprehensive code update to Hansen Planning Group

K
Previous land use regulations and land use decisions are in effect in RiverdaleCity as established for and on behalf of the RDA. No new land use regulations orland use decisions were implemented during the reporting year.

L
July 2025 - The Riverdale City Council adopted the FY2026 budget along with the Consolidated Fee Schedule. Pursuant to staff recommendation and in support of this strategy, the Council again chose not to implement impact fees related to moderate-income housing.

P
Riverdale City continues to operate under existing land use regulations and decisions previously established for the RDA. No new land use regulations or decisions affecting this strategy were implemented during the reporting year. However, RDA planning efforts have continued, focusing on infrastructure planning, negotiations with property owners, and other predevelopment activities - including an RDA incentive contribution of $260,000 for transportation infrastructure improvements. These efforts are intended to support future infrastructure development that will facilitate the construction of new moderate-income housing in the 550 West RDA and the adjacent Riverdale Road RDA areas.

T
Existing land use regulations and decisions previously established for the Riverdale RDA remain in effect. No new land use regulations or decisions were adopted during the reporting year that directly impact this strategy. The City Council did not raise f

V
2025 - Exclusive Negotiation Agreement with landowners of StringTown for a new master planned district2025 - Professional Services Agreement with Hansen Planning Group for a comprehensive update to the Riverdale City Zoning Code

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A
Generally, the housing market for Riverdale City has slowed due to higher interestrates, limitations of commercial lending, high cost of land, and unreasonable or outdated yield rates for equity investors. As such, residential growth is minimal. Previously approved and entitled projects are having a difficult time coming to fruition based on today’s lendingrestrictions and availability of funds. Cost of quality is always a barrier when dealing with moderate-income housing, as well. When rents are adjusted to a 80% county AMI or below, 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 toolsare effective in filling that gap, but are not universally available or accepted. The projects we are seeing need density just to 'pencil' financially, making density a function of the proforma instead of a deliberate element of design to enhance quality of life.

B
Existing barriers include: resolving significant challenges in working withproperty owners to develop infrastructure adjacent to andthrough portions of their private property. At times, property owners seem tohave higher expectations than can be achieved through RDA or City programs andthese expectations delay progress in the development of new infrastructureopportunities that can benefit new moderate-income housing development.The high costs of infrastructure and the regulatory delay that can sometimes by encountered when working with UDOT is also contributory to implementation barriers or frustrations.

F
Significant infrastructure gaps within this proposed development present analmost impossible barrier to development. These included all wet and dry utilities, wetlandmitigation, floodplain mitigation, new roads, a new bridge over the Weber River,and significant earth work.

K
A key challenge with this strategy is effectively promoting and educating current and prospective residents about the availability of RDA loan funding. Redevelopment Agency staff are working to improve outreach and communication efforts to increase awaren

L
In Riverdale City, developers are required to provide their own shares for water or to acquire water through Weber Basin Water on behalf ofRiverdale City to cover the water requirements necessary for development. Although this isn’t technically an impact fee, it can have animpact on the cost of development. The City has no intention to change, amend, or otherwise alter the existing impact fees strategies of the City.

P
Existing barriers tied to this strategy include funding resources that are limitedand finite in size to maintain the Senior Center and apartments, as well as theRDA Residential Loan Program. There is a time coming when the funding forthese programs will likely not be available through the RDA. The City and/or RDAare working to determine funding options and solutions in order to continueto operate and subsidize these programs after the RDA funding has ended.Additionally, as it relates to the development of new moderate-income housingin the 550 West RDA and Riverdale Road RDA, barriers exist in working withproperty owners to develop infrastructure adjacent to and through portions ofthe private property owner’s real estate to connect infrastructure within the RDAarea as a whole. Physical progress has been made with new infrastructure development and well as progress with adjacent land owners for more access in the future.

T

Existing barriers tied to this strategy include funding resources that are limitedand finite in size to maintain the Senior Center and apartments. There is a timecoming when the funding for these programs will likely not be available throughthe RDA. The City and/or RDA are working to determine funding options andsolutions in order to continue to operate and subsidize these programs after theRDA funding has ended. In 2025, the City Council created the '2030 Committee' to characterize and analyze the funding impacts that will come with the loss of the local sales tax option in 2030. The Senior Center is likely to be impacted. Recently, Weber County implemented changes to its funding model for senior centers, which unfortunately will have a negative impact on program availability for seniors at the Riverdale Senior Center.

V

Existing barriers tied to this strategy include funding resources to pay for andfind water and/or other required resources to develop large projects such as StringTown. Another barrier may be public responses to a request for additional density. Due to la

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

The City is responsive to the housing needs of the market and reviews each rezone application or request in earnest. There has been no evidence during this reporting year that the City intends to be a roadblock or impediment for future housing demands. Current market conditions are a larger barrier to new housing than the legislative process of Riverdale City.

B

Providing a plan for infrastructure improvements (i.e financial, logistical,physical) and continuously working to fulfill that plan has unlocked the potential of vacant and underutilized land inRiverdale. We have seen 2 retail projects in the the previous reporting year and are working on a moderate-income townhome project this reporting year as a result of Riverdale’s implementation of this strategy.

F

Because this land is the largest and last remaining tract of land for developmentin Riverdale City, it represents an opportunity to increase the local population by22%! This will have a tremendous positive impact on the sales tax revenue of theCity as well as create a local town center that the existing residents will value astheir own. The City is working with key developers such as LHMRE and Bach Homes, who are committed to the success of StringTown. It is anticipated that the master planning process will increase the allowable residential units from

approx. 900 to over 1,500. This will bring a tremendous amount of variety and option to the housing product of Riverdale and will create a quality of life component not currently experienced along the Weber River.

K
While this strategy has not resulted in significant market changes, the loan program has improved the overall appearance of the community and has helped some families purchase homes who might not have otherwise qualified.

L
Developer feedback has been positive when it comes to the relative costsof development in Riverdale City, compared to other nearby communities. This policy has helped make Riverdale City a viable location for new housing units.

P
With the funding and construction of new transportation infrastructure, the market has responded with a concept development application for 81 townhomes targeted at below $400k. This application is in pre-review status.

T
All 20 apartments at the Senior Center are currently occupied, with ongoing interest from individuals within the moderate-income housing community. In addition to housing, the Senior Center offers weekday lunches attended by seniors from throughout Weber County. It also provides a calendar of events and activities that encourage socializing and community engagement among local seniors.

V
Implementation of the strategy to create multifamily residential dwellings that are compatible in scale and form with detached single-family homes, and located in walkable residential or mixed-use areas, has produced modest but meaningful changes in Riverdale City.Several projects have been approved or are in the entitlement process that incorporate low- to mid-density multifamily units designed to blend with existing single-family neighborhoods. These developments are typically townhomes with architectural elements and setbacks that reflect surrounding residential character.Moderate Rent Trends: While regional rents continue to rise, the introduction of new supply in compatible formats has helped temper sharp increases in the immediate areas where these developments are located.No Significant Displacement: No households were displaced during the reporting year as a result of redevelopment tied to this strategy.Rezoning Activity: Only minor zoning amendments have occurred to support these projects, though future adjustments will be necessary to facilitate more widespread implementation.Overall, the strategy has supported a gradual increase in housing diversity while maintaining neighborhood character and walkability. Continued implementation is expected to improve housing access and affordability in Riverdale over time.

7. **Links to supporting documentation** *(Optional)*

A

B

F
https://www.utah.gov/pmn/files/1297739.pdf

K
https://www.riverdalecity.com/rda-housing-loan-program.html

L
https://www.utah.gov/pmn/files/1278575.pdf

P

T
https://www.riverdalecity.com/senior-center.html; https://www.riverdalecity.com/senior-center-apartments.html

V

Attachment to supporting documentation *(Optional)*

A

B

F
F_1gGD71A2Emf4Eja
StringTown Owners_small.pdf
2009598
application/pdf

K

L

P
F_2434dKaCPxE3K9k
20241217_PARTICIPATION AND REIMBURSEMENT AGREEMENT - fully executed.pdf
11684386
application/pdf

T

V

FEEDBACK & 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

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)*

1. Partnership, not preemption2. New tools, strategies, and funding for condominiums (ownership with density)3. Similar efforts on job creation and wage increase. As housing supply/demand continues to ebb and flow, the state needs to find balance with the 3x income-to-housing cost model it once enjoyed. This will not be achievable through housing cost reduction only. Wages must continue to increase.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://rivertoncity0.sharepoint.com/:b:/g/ER5dgkoy8PtNldurQ1pLh_0BJg_jAWQbux9Cag1JTsTPuw?e=5FbpTt

Link to general plan, moderate income housing element:
https://cms8.revize.com/rivertonut/departments/planning/documents/riverton-city-annual-moderate-income-housing-plan-2024.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

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ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://www.rivertonutah.gov/planning/maps.php

When did the last zoning map or text amendment occur?
Rezone - Priority Builders, approved by CC 6.3.25, Text Amendment - Multi-Family Reduced Parcel Size Requirement approved by CC 4.15.25.

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
425

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.

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.**

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.
Our entitled unit count was much higher last year, we had some developers of big projects pull their permits and begin to build in earnest this year.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
We have a high-density residential development in our last, large undeveloped area of the city. It is starting to get built out and this year we are seeing a large increase in homes finishing the construction process.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
64

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
8

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
9

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
15 total ADU applications came into Riverton during this period. Seven of these did not need a building permit as they were already existing, unpermitted units that we were able to get into compliance and they received an ADU permit to rent out.

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

1. Evaluate and modify code for effectiveness. (Ongoing goal)2. Establish consistent tracking practices for ADUs. (Completed in 2023, ongoing after implementing quarterly tracking process)3. Monitor the progress and impacts of completed actions. (Ongoing goal)

F

1. Identify areas within Riverton where diverse housing types for moderate-income and full life-cycle housing are appropriate. (Ongoing goal)2. Monitor progress and impacts of completed actions. (Ongoing goal)3. Coordinate development within the 12600 South RDA with stakeholders, including Salt Lake County (golf course redevelopment). (2023 goal, still taking shape)4. Amend Mountain View Village development agreement to allow for additional densities. (Completed previously, amended again in 2025)

G

1. Identify areas for higher density and moderate-income housing along major transit corridors. (Ongoing goal)2. Review and update Redwood Road corridor land use designations. (2023 goal, new developments)3. Review and update 12600 South corridor land use designations. (2024 goal, new developments)4. Monitor progress and impacts of completed actions. (Ongoing goal)

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E

1. Riverton City was able to reduce regulations related to ADU's by no longer requiring a paved or hard surface path from the parking area to the front door of an ADU. This change took place in March of 2025 and was a result of staff evaluation to see how and where regulations can be reduced. This action required no council involvement or land use decision.2. Riverton City planning department now tracks progress of ADU's in the construction phase. Consistent quarterly updates give us better information about the challenges faced by residents and allow the planning and building departments to coordinate, thus making the ADU process more efficient.3. We monitor the progress and impact of our actions to promote ADU's in Riverton over the past 5 years by evaluating the data year over year. We noticed that following the change to allow detached ADU's our ADU numbers doubled in the following years and half of the product were detached units. In 2024 we expanded our allowed ADU product to include shipping containers. Our data also shows that about half of our ADU applications are now coming from previously unpermitted units.

F

1. There are three areas in Riverton where new rezones have been approved after previous rezones for moderate-income and full life-cycle housing set a precedent. One rezone doubled the previous number of townhomes in an area (Sycamore Glen Townhomes Ph 2), one rezone doubled the number of single-family homes in a subdivision by rezoning to smaller lots (Myers Park Ph 2) and the third added a new phase of senior housing (Homestead Ph 2).2. To monitor progress and impacts of completed actions, planning staff did a study of residential building permits issued over the past year. We issued 95 single-family residence permits, and we found that 92% of all our single-family permits were issued to homes in higher-density developments on small lots.3. Meetings have taken place, most recently in June 2025, between stakeholders in the 12600 South RDA. A developer is continuing to acquire properties in the area in preparation for a large project.4. Riverton City amended the Mountain View Village development agreement for the second time, which resulted in ten more residential units and less office/retail space. (SALT Amendment)

G

1. The Mountain View Corridor area is home to Riverton's highest-density residential developments and the units are being completed at a rapid pace. The SLR zoning, our most flexible and highest-density zoning, has given developers the best opportunity to offer an more affordable housing product. Edge Homes has been entitled to build just under 3500 residential units in this zone. This zoning and associated development (Mountain Ridge)was approved in a new CSP/BSP/DP format toward the end of 2020, and each year since that time more final/detail plans of additional phases of the development are approved by the Planning Commission. During this reporting year Phases 26 and 27 were approved as final plans, and

Phase 28 is almost ready. This zone and associated development is located in Riverton's main transit investment corridor near 13400 South, Bangerter Highway and the Mountain View Corridor.2. Property owners along the Riverton Redwood Road transit investment corridor have begun applying for and getting approval for higher-density rezones. Our upcoming General Plan and Transportation Plan update in 2025 will likely allow for multi-family and higher-density single-family zoning. Significant progress has been made in obtaining council support for this prospect.3. The 12600 South transit investment corridor land use designations will likely change to higher-density residential with the 2025 General Plan and Transportation Plan update. Many of the stakeholders and golf course authorities have met in 2025 to secure rights-of-way and consolidate properties to purchase. This new RDA project will include an affordable-housing component.4. Preparations are ongoing for a General Plan and a Transportation Plan update to be completed in late 2025. Staff are in discussions with UDOT and UTA regarding future transit and right-of-way needs.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E

1. Ordinance to allow shipping containers to be used as ADU's (Ordinance 24-22 amending Riverton City Code section 18.225 passed 11-12-24.)2. Land use decisions from 2023 to allow an increase in lot coverage to 40% (23-5005)continues to support ADU creation on smaller lots than previously allowed.

F

1. a. Sycamore Glen South Rezone, 1-07-25, (24-4008), rezoned one acre at 11851 South Redwood Rd. from RR-22 (.5-acre lot size) to RM-14-SD (residential medium-density, 14 units per acre) resulting in ten new townhomes directly south of 10 previously approved townhomes. b. Myers Park Rezone, 7-16-24, (24-4002), rezoned 5.08-acres at 2400 West 11800 South from R-3 (minimum 14,000 sf lots) to R-4-SD (minimum 10,000 sf lots)resulting in 15 new homes. While technically just outside the reporting dates, this rezone was in process and thus not included in last year's report. c. Homestead Ph 2 Rezone, 5-21-24, (24-4001), rezoned 1.52-acres at 12701 South 3600 West from RR-22 (.5-acre minimum lot size) to RM-6 (residential medium-density, 6 units per acre) resulting in 9 new senior housing units. While technically just outside the reporting parameters, all building permits have been issued and this project doubles the amount of senior-housing in the project area. d. The Priority Builders Rezone (25-4004)was approved 6-3-25. This rezoned 4.28-acres near the northwest corner of 11800 South and Redwood Rd. to RM-8 (residential medium-density, 8 units per acre)to allow townhomes to be built in a neighborhood that has some higher-density projects completed.2. After monitoring progress and impacts of previous actions, on 4-15-25 city council amended the Riverton City Code (Ordinance 25-13)to reduce the minimum parcel size required for a multi-family development. The city is running out of large, undeveloped parcels and receiving inquiries about

doing multi-family housing as infill projects. This action will result in higher densities throughout the city and not only in our few remaining large undeveloped parcels.3. No land use decision has taken place regarding the 12600 South RDA. The developer is acquiring properties, discussions regarding specific proposals are ongoing with the development team.4. The city council approved an amendent to the Mountain View Village development agreement (SALT Amendment) on 3-18-25 which replaced previously planned office/retail space in the SALT apartments with ten additional residential units.

G

1. a. Detail Plan approval for Mountain Ridge Phase 26 A&B (93 condos) - 5.8.25 (25-8001) b. Detail Plan approval for Mountain Ridge Phase 27 (41 mixed residential) - 6.12.25 (25-8003)2. a. Sycamore Glen South Rezone, approved 1.07.25 (24-4008)rezoned 1.04-acres at 11851 S. Redwood Road from RR-22 (minimum .5-acre lots, estate-density) to RM-14-SD (14 units per acre, medium-density) to construct 10 townhomes. b. Priority Builders Rezone, approved 6.03.25 (25-4004)rezoned 4.28-acres near the northwest corner of 11800 South and Redwood Rd. to RM-8 (residential medium-density, 8 units per acre)to allow townhomes to be built in this neighborhood.3. No land use decisions have been finalized for the 12600 South transit investment corridor/RDA in the 2024-25 reporting year. Meetings have been held and properties are being consolidated in anticipation of a large RDA project with higher-density residential and an affordable housing component.4. An RFP was issued in preparation for Riverton's General Plan and Transportation Plan update late in 2025.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E

The barriers facing ADU creation are all borne by the homeowner. The main barriers include financing the construction of an additional dwelling and the amount of time it is under construction before it can be rented.

F

Projects tend to take more time to come to fruition than hoped for a variety of reasons. The starting point for additional housing usually begins with an established neighborhood. It can take more time than expected for residents and their representatives to come to see the benefits from more housing product choices in their own neighborhoods.

G

Municipal government usually moves at a slower pace than expected, there are many stakeholders and moving parts that must coordinate, discuss, and come to an agreement on

any proposed solution to an issue. Even something that sounds as simple as a General Plan update requires years of discussions and listening.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

The number of ADU applications continues to show that there is a high level of interest among Riverton homeowners. We are seeing numbers of applications remain at the same historic high levels for three years in a row.

F

The market has not responded in a way that produces affordable housing. With land prices continually increasing, developers can make more money the longer they hold onto their land purchases, and build the biggest, nicest homes they can on that land. The huge increases in every component of a home are pricing our young people and those on reduced AMI's out of the housing market.

G

Last year our count of entitled units which had not pulled a building permit was 3150. This year it is 425. In one year our city has added/is adding 2700 residential units that were not available a year ago. 92% of single-family building permits issued in the reporting period were to homes in a new, higher-density development. We feel that we have made outstanding progress when you look from the vantage point of five years ago when this housing emphasis began.

7. **Links to supporting documentation** *(Optional)*

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Attachment to supporting documentation *(Optional)*

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FEEDBACK & 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)*

ADU's seem to be a popular way to increase densities while retaining the character of a neighborhood. They could also be made less cost-prohibitive for the property owner by offering a state subsidy, such as a zero- or -low interest loan to an owner who agrees to rent their unit at a lower than market rate.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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.gov
(801) 774-1027

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://cms7files1.revize.com/roycityut/Departments/planning%20&%20zoning/2023%20Roy%20General%20Plan.pdf

Link to general plan, moderate income housing element:
https://cms7files1.revize.com/roycityut/Departments/planning%20&%20zoning/2023%20Roy%20General%20Plan.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
Zoning Map - 15-Jul-2025 - Text Amendment - 15-Jul-2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
174

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.**
174

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 longer any infrastructure barriers they have majority been installed. There are no geographic constraints. There is some public concern on future development but none on entitled development. The biggest barrier is the developer themselves not applying for permits and/or pay for the permits.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
In the RailRunner project at approximately (2349 W 4000 S) they have submitted for permits for 46 units that have been approved by the City that haven't been paid for by the developer.In the Highgate Cove subdivision they have submitted for permits for 7 units that haven't been paid for by the developer.All of the others are finalizing their civil plans or are in the process of developing the civil site.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
3
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
3

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
3

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

Annually hold one (1) or two (2) work-session 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.

E

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.

F

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.

G

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

H

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…

P

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.

V

○ Up-dated Station Area Plan was completed by June of 2024. (Ord No 24-8) ■ 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. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

■ On April 8, 2025 the Planning Commission recommended approval of a rezone request from R-1-8 to R-4, ► On May 20, 2025 the City Council approved the request (Ord No 25-7)■ On April 8, 2025 the Planning Commission recommended approval of increasing the density within the R-4 zone from 12 units to 18 and create a new R-5 zone allowing upto 25 units per acre. ► On June 17, 2025 the City Council denied the increasing in density for the R-4 zone, but did approve the creation of the R-5 zone but limited the density to 20 units. (Ord No 25-9)■ On July 8, 2025 a property requested to rezone property to the newly created R-5 zone. The Planning Commission recommended approval. ► On July 15th the City Council approved the request (Ord No 25-11).

E

■ After the changes made on July 16, 2024, allowing attached garages to be converted into an I-ADU (Ord No. 24-9), the Planning Commission hasn't discussed this issue since.■ This is an ongoing strategy and the Planning Commission is willing to discuss the issue when a developer has questions and/or concerns. Waiting to see how last years changes affect the outcome of future requests

F

■ Continuing from the 2024 report the Planning Commission on August 13, 2024 recommended approval of a new mixed-use zone (Urban Corridor - UC). ► The Council

adopted the new zone on October 1, 2024. (Ord No 24-12)■ On March 11, 2025 the Planning Commission changed the Downtown Mixed use zones from building height being measured by feet to the number of stories allowed. The Downtown East (DT-E) zone increased from 80 feet to 12 stories. ► On March 18, 2025 the City Council approved the changes to stories, however reduced the overall number of stories in the DT-E zone to 10 stories. (Ord No25-2)☼ Since the creation of the UC zone, The Planning Commission has reviewed and approved (March 11, 2025) a 31 unit townhome project. which is currently installing all of their horizontal work. Building permits have yet to be submitted.

G

■ Continuing from the 2024 report the Planning Commission on August 13, 2024 recommended approval of a new mixed-use zone (Urban Corridor - UC). ► The Council adopted the new zone on October 1, 2024. (Ord No 24-12)■ On March 11, 2025 the Planning Commission changed the Downtown Mixed use zones from building height being measured by feet to the number of stories allowed. The Downtown East (DT-E) zone increased from 80 feet to 12 stories. ► On March 18, 2025 the City Council approved the changes to stories, however reduced the overall number of stories in the DT-E zone to 10 stories. (Ord No25-2)☼ Since the creation of the UC zone, The Planning Commission has reviewed and approved (March 11, 2025) a 31 unit townhome project. which is currently installing all of their horizontal work. Building permits have yet to be submitted.

H

■ The Planning Commission during their July 22, 2025 work-session had a discussion on parking requirements regarding multi-family developments. No final determination was done during this discussion but the item will be continued to the next couple work-sessions for further research, discussion and determination.■ This is an ongoing strategy and the Planning Commission is willing to discuss the issue when a developer has questions and/or concerns. Waiting to see how last years changes affect the outcome of future requests.

P

At the moment, only one project has been submitted within any of our CRA's. That project received approval from the Planning Commission on February 11, 2025. This project included around 3,000 sq.-ft. of commercial space on the main floor with 36 residential units on floors 2-4. Since receiving approval the developer has done nothing to continue the project beyond received PC approval.

V

■ On July 23, 2025 Roy City presented our updated SAP to the UTA Board of Trustees. This was just a presentation to answer any questions that the Board may have on the Roy SAP. ■ We are scheduled to present to the UTA Local Advisory Council where we hope to receive a recommendation to approve. ■ After that presentation the updated 2024 Roy SAP will be re-presented to the UTA Board of Trustees for approval.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

■ On April 8, 2025 the Planning Commission recommended approval of a rezone request from R-1-8 to R-4, ► On May 20, 2025 the City Council approved the request (Ord No 25-7)■ On April 8, 2025 the Planning Commission recommended approval of increasing the density within the R-4 zone from 12 units to 18 and create a new R-5 zone allowing upto 25 units per acre. ► On June 17, 2025 the City Council denied the increasing in density for the R-4 zone, but did approve the creation of the R-5 zone but limited the density to 20 units. (Ord No 25-9)■ On July 8, 2025 a property requested to rezone property to the newly created R-5 zone. The Planning Commission recommended approval. ► On July 15th the City Council approved the request (Ord No 25-11).

E

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F

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P

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V

■ On July 23, 2025 Roy City presented our updated SAP to the UTA Board of Trustees. This was just a presentation to answer any questions that the Board may have on the Roy SAP. ■ We are scheduled to present to the UTA Local Advisory Council where we hope

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

■ A continuous barrier are those that are afraid of change, during the April 8, 2025 Public Hearing with the Planning Commission there were a dozen individuals that lived in the area of the rezone that voiced concern regarding: ○ lowering property values, environmental impact, increase in traffic, increase crime, bring in "Those" type of people and kids getting hit by the increase in traffic. ■ Another barrier which fails squarely on the City Council of not increasing the R-4 density from 12 units to 18 units, they did not follow the Planning Commissions advice and direction.

E

No barriers at this time

F

■ There have been no barriers regarding Ord No 24-12■ There has been one barrier regarding Ord No 25-2, a group of citizens file a petition for referendum, it ultimately failed, but there is a small group against taller buildings.

G

■ There have been no barriers regarding Ord No 24-12■ There has been one barrier regarding Ord No 25-2, a group of citizens file a petition for referendum, it ultimately failed, but there is a small group against taller buildings.

H

No barriers at this time.

P

Developers lack of proceeding.

V

Despite having a SAP that's been approved by Roy City & UTA (in theory) and adopted (certified) by Roy City in 2023 (updated 2024), WFRC 2023. UTA still needs to approve the plan so that they can proceed forward with any development on their land.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

Within one (1) month of the creation of the R-5 zone, there has already been two applications to rezone to the R-5 zone.

E

This year the city did see a slight increase in the number of new I-ADU's but only up one (1) from last year. We had three (3) this year.

F

■ Staff has had several meetings with potential developers wanting to build within the UC zone.■ There has been zero response to the increase in building height within the Downtown zones.

G

■ Staff has had several meetings with potential developers wanting to build within the UC zone.■ There has been zero response to the increase in building height within the Downtown zones.

H
The market has complimented on the reduced parking requirements, yet when they build they provide more stalls then what is required by code.

P
■ City will need more RDA or TIF funds to create movement on the projects until rates are down in the real estate market.■ Staff has had ongoing discussions with multiple developers on potential developments within the Downtown CRA

V
Market has been slow to respond to the SAP area. UTA is one of the largest property owners within the area, and there have been zero response to the SAP other than requests to amend.

7. **Links to supporting documentation** *(Optional)*

A
► PC Item #4 - pg 1 - https://cms7files1.revize.com/roycityut/Agendas%20and%20Minutes/planning%20commission/planning%20commission/2025/Minutes%20-%2004-08-25.pdf ■ CC item F6 - pg 7 (Ord No 25-7) - https://cms7files1.revize.com/roycityut/Agendas%20and%20M

E

F
► PC Item #4 - pg 2 - https://cms7files1.revize.com/roycityut/Agendas%20and%20Minutes/planning%20commission/planning%20commission/2024/Minutes%20-%2008-13-24.pdf ■ CC item G2 - pg 3 (Ord No 24-12) - https://cms7files1.revize.com/roycityut/Agendas%20and%20

G
► PC Item #4 - pg 2 - https://cms7files1.revize.com/roycityut/Agendas%20and%20Minutes/planning%20commission/planning%20commission/2024/Minutes%20-%2008-13-24.pdf ■ CC item G2 - pg 3 (Ord No 24-12) - https://cms7files1.revize.com/roycityut/Agendas%20and%20

H
► PC - Agenda only, no meeting minutes available - https://cms7files1.revize.com/roycityut/Agendas%20and%20Minutes/planning%20commission/planning%20commission/2025/Agenda%20-%2007-22-25.pdf

P

► PC item #3 - pg 1 - https://cms7files1.revize.com/roycityut/Agendas%20and%20Minutes/planning%20commission/planning%20commission/2025/Minutes%20-%2002-11-25.pdf

V

Attachment to supporting documentation *(Optional)*

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FEEDBACK & 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,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)*

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Salem city

Who is filling out this report?
Lisa Webster
City Planner
lisaw@salemutah.gov
801-423-2770

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://www.salemutah.gov/general-plan.htm

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://suvgis.spanishfork.org/Salem_GIS_Download/Salem_GIS_Download_Index.html

When did the last zoning map or text amendment occur?
4/23/2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
7,353

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.**
2,317

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.**
946

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 Salem's larger developments are occurring on the outer edges of the city, where existing infrastructure is limited or absent. As a result, developers are required to construct substantial master-planned infrastructure including roads, utilities, and other services before vertical construction can begin, which adds time and cost to housing delivery. In addition, there is growing public concern about the pace of development, with some residents expressing unease about rapid growth and the perceived strain on community character and resources.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
A total of 7,914 units are actively progressing through different phases of entitlement and review. The current vacant lots count went down from last year due to active development plus a discrepancy between using future proposed zoning vs what is vacant land is currently zoned. The current zoning was used for this report.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
At recording with Utah County

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, 2024 and July 31, 2025:
3

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A
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Q

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

A - Rezone for densities necessary to facilitate the production of moderate income housing.The City hired a consultant (WCG) to assist in updating the General Plan. As of this reporting period, the City is exploring locations most appropriate for increased residential density that could support moderate income housing. This work is part of the foundational research necessary to inform future zoning changes. No new zoning language has been proposed yet. The General Plan update is anticipated to be complete and ready for adoption Spring of 2026. The City remains in the information-gathering and evaluation phase.

F

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.The City is actively implementing this strategy through both project-specific actions and long-range planning. A General Plan update is underway and includes identification of nodes and corridors near commercial areas that may support higher-density development. Additionally, the City is processing a rezone request for Salem Central, a mixed-use development that includes higher-density housing and commercial space. Adoption of the updated General Plan is expected in Spring 2026. The Salem Central rezone is anticipated to be completed within the next 3 months.

E

E - Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.The City is evaluating ADU policies as part of its General Plan update, including identifying areas of Salem where ADUs may be appropriate. Public outreach related to ADUs is integrated in the General Plan engagement strategy, with key activities occurring Summer 2025, including surveys and community events.

T

T - Develop a moderate income housing project for residents who are disabled or 55 years old or older.The City is evaluating the most appropriate locations and zoning categories for senior housing as part of its General Plan update. Concurrently, the City is supporting an active senior housing proposal by the Vecino Group known as Talia Salem, which will provide 63 affordable senior housing units. Pending outcome of the project's tax credit application, further steps and entitlements may proceed in the upcoming year.

Q

Q - Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit.The City has drafted a proposal to eliminate impact fees for non-internal (external) ADUs. This draft is scheduled to be reviewed and discussed during a City Council work session on August 20, 2025. Following the work session, staff will revise the proposal based on Council feedback and prepare and ordinance for formal adoption. Additional insight will also be incorporated from the ongoing General Plan update before final implementation.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

* Engaged a planning consultant to support the General Plan update, specifically to help incorporate the strategies the City is obligated to implement.* Began analysis to identify areas suitable for increased residential density for moderate income housing.* Reviewed preliminary land use patterns, infrastructure, and existing zoning to support long-term implementation.

F

* Initiated the General Plan update and began identifying future MU/Commercial areas suitable for higher-density housing.* Began review and coordination with the Salem Central development, which includes a Mixed-Use rezone and variety of housing types to address the missing middle housing.* City Council has signaled support for granting higher densities than previously typical to support affordability and economic development.* Currently drafting a development agreement for the Salem Central project.

E
* Incorporated ADU-specific questions into the General Plan community survey.* Designed visual feedback boards for ADU-related issues.* Planned public outreach at Salem Days, including a booth staffed by City staff and consultants to gather feedback and educate residents about ADUs and the General Plan update.

T
* Incorporated senior housing needs and location planning into the General Plan update process.* Provided development support/assistance to the Vecino Group including: a) A $5,000 development fee waiver b) A zoning confirmation letter c) Support in coordinating with the landowner/developer to achieve the necessary density for the project.

Q
* Drafted an ordinance proposing the removal of impact fees for non-internal ADUs.* Placed the draft on the August 20, 2025 City Council Work Session agenda to gather feedback and refine ordinance.* Coordinated with General Plan consultants to ensure ADU-related policy discussions are aligned across both long-term and short-term implementation efforts.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A
No land use regulations or formal zoning decisions were made during this reporting period. The City is focused on planning and analysis to support future zoning amendments upon completion of the General Plan update.

F
* Rezone for Salem Central is currently in process and expected to be approved within the next 3 months.* Higher density has been granted (or is being considered) as part of the City's evolving land use approach to encourage walkability and access to commercial nodes.* No formal amendments to citywide land use regulations have been adopted yet, but future rezonings are being aligned with the General Plan findings.

E
No new zoning ordinances or regulatory changes for ADUs have been enacted yet. ADU policy remains under review as part of the General Plan update process.

T
* While no citywide zoning changes have been adopted yet, the City is working to assure that zoning updates in the General Plan will accommodate future senior housing.* The zoning confirmation letter and support for appropriate density helped facilitate the Vecino Group's site planning.

Q
No impact fee waivers have been enacted yet. Adoption is pending Council workshop feedback and subsequent ordinance revisions. The ordinance will be scheduled for formal approval once fully vetted.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A
The City cannot mandate that developers price units affordably, even when higher density is granted. As a result, increased density does not always translate to lower home prices. This disconnect makes it challenging to ensure zoning actions result in moderate income housing outcomes. However, the City is remains committed to doing all it can to create land use opportunities and policy frameworks that support the development of moderate income housing, particularly housing that meaningfully serves current and future Salem residents' needs.

F
The City is dependent on the completion of the General Plan update to guide long-term rezoning actions. Additionally, increasing density does not always directly result in lower-cost housing without affordability conditions.However, the City is taking deliberate steps through both project-level negotiations and planning efforts to promote housing that supports moderate income residents and enhances access to services.

E
The City is in the early stages of evaluating ADU options and gathering community feedback. Additionally, a significant barrier is the underreporting of existing ADUs. While only 19 are officially permitted, the City believes more ADUs exist that have not been legally registered. This creates challenges for enforcement, planning, and assessing actual housing stock. However, the City is committed to creating clear, accessible pathways for ADU compliance and exploring policy tools to support moderate income housing through ADU development.

T
Historically, senior housing projects have been proposed in commercial zones, which conflicted with the City's urgent need for business development and long-term sales tax revenue. This created tension between housing and economic goals. The City is commi

Q
The City wants to ensure that any fee elimination is meaningful and well-structured, not rushed. Until feedback is received from both the City Council and the General Plan public process, the City will move cautiously to avoid premature policy changes that have unintended consequences. The City is taking proactive steps to initiate this change thoughtfully and with strong emphasis on supporting residents through well-informed action.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A
To be determined. The City expects to see market response following adoption of the updated General Plan in Spring 2026, at which point zoning tools will be considered and implemented.

F
Developer interest is increasing, Salem Central represents a significant mixed-use project that includes a diversity of unit types, many of which are expected to fall within affordable or attainable price ranges.

E
To be determined. Community sentiment and interest in ADUs will be better understood following Salem Days engagement and further survey results.

T
The proposed Talia Salem project is a strong signal of developer interest in senior affordable housing in Salem. If awarded tax credits, the project would add 63 new units of affordable housing for residents 55 and older, reflecting successful early-stage implementation of this strategy.

Q
To be determined. Market response is expected to become clearer following the adoption of the ordinance and related outreach.

7. **Links to supporting documentation** *(Optional)*

A

https://www.salemutah.gov/general-plan.htm

F

E

T

Q

Attachment to supporting documentation *(Optional)*

A

F

E

T

Q

FEEDBACK & 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)*

N/A

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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 Manager
ruedigar.matthes@slc.gov
385-415-4701

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://webdme.slcgov.com/AdoptedLegislation/DocView.aspx?id=5341293&dbid=0&repo=SLC&cr=1

Link to general plan, moderate income housing element:
https://www.slc.gov/can/wp-content/uploads/sites/8/2023/05/Housing-SLC-Plan_No-Appendices.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://maps.slc.gov/mws/zoning-lg.htm

When did the last zoning map or text amendment occur?
July 8, 2025 (note, the online map does not yet reflect the changes)

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
1,868 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.
An approximate number is 15,000 units. It is difficult to get an exact number as there are numerous factors that impact this.

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.**
Single family: 474 units, Two family: 18 units, Multi-family: 4,000 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.**
Not accessible.

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.
Cost of land, available land, available land that meets zoning requirements, cost of construction, time and difficulty of planning processes.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, 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.For potential units, this number is difficult to pin down. There are many factors at play and many of Salt Lake City’s zoning districts do not have a prescribed density. This number is strictly based on parcel area and maximum building height. The size of the units used in this number is 1,500sqft.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
87
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
27 ADUs

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
No new business licenses issued since 8/1/2024.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
27 ADU permits issued

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

C

C.1 Increase funding for acquisition, rehabilitation, and development of affordable housing - Based on research, develop recommendations for increasing funding for affordable housing (2024)C.2 Incentivize the purchase and conversion of hotels, motels, and other buildings to deed-restricted deeply affordable and transitional housing - Develop incentive and funding strategy, work with partners to determine priority sites Identify land-use barriers that may exist (2024)C.3 Adopt an adaptive reuse ordinance to facilitate the conversion of historic buildings into housing - Adopt Adaptive Reuse ordinance (2024)

E

E.1 Adopt revised Accessory Dwelling Unit (ADU) ordinance to make the development of ADUs easier and more widespread throughout the city - Monitor response to ordinance adoption through annual reporting on number of Accessory Dwelling Units created (2024)E.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 - Convene a working group to research best practices, determine land use and building code barriers, and explore options for geographic equity (2024)E.3 Develop a library of pre-approved Accessory Dwelling Unit plans that residents can access - Develop and publish library of pre-approved building plans for Accessory Dwelling Units and host on City website (2024)E.4 Facilitate the completion of phase one of The Other Side Village pilot program - Phase one of The Other Side Village project complete with residents living in tiny homes (2024)E.5 Incentivize deed-restricted affordable Accessory Dwelling Units across the city with a focus on areas of high opportunity - Convene a working group to research best practices for incentivizing deed-restrictions on ADUs (2024)

F

F.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 - Monitor response to increased building height limits ordinance through annual reporting on number of properties using ordinance, number of units created, etc. (2024, ongoing)

G

G.1 Increase building height limits in compatible areas of the city - Monitor response to increased building height limits ordinance through annual reporting on number of properties using ordinance, number of units created, etc. (2024, ongoing)

H

H.1 Implement parking reduction ordinance - Monitor response to reduced parking requirements ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc. (2024, ongoing)

I

I.1 Implement shared housing ordinance that allows for single room occupancy developments - Monitor response to shared housing ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, et

J

J.1 Adopt and implement the Affordable Housing Incentives Ordinance - Adopt Affordable Housing Incentives Ordinance (2024)

K

K.1 Support projects that allow tenants to build wealth and/ or gain equity in their building based on tenure - Develop pilot program or partnership (2024)

L

L.1 Continue to reduce and waive impact fees on eligible projects as allowed by Salt Lake City Code Chapter 18.98 - Continue to reduce and waive impact fees on eligible affordable housing developments when such waivers and reductions are applied for (2024

M

M.1 Continue to manage and expand City's Community Land Trust (CLT) program - Draft strategy and receive feedback from community partners, public, and City Council (2024)M.2 Explore the feasibility of issuing home equity conversion mortgages to existing homeowners in return for a deed restriction, possibly through the City's Homebuyer Program - Develop program framework (2024)M.3 Work with community development partners to acquire priority properties for permanently affordable housing - Develop framework for partnership (2024)

P

P.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 - Continue to release annual Notices of Funding Availability based o

O

O.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 pro

X

X.1 Establish at least one housing and transit reinvestment zone (HTRZ) in the city - Work through details and application to establish an HTRZ (2024)

T

U.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 - Report on number of individuals housed through this development (2024, ongoing)

U

U.1 Certify all Station Area Plans (SAPs) within the city, as required by State Code Section 10-9a-403.1 - Planning staff work with Planning Commission, City Council, and the public to develop new SAPs for station areas where such SAPs are needed (2024)

V

V.1 Adopt and implement Affordable Housing Incentives Ordinance - Adopt Affordable Housing Incentives Ordinance (2024)

W

W.1 Expand workforce, artist, and essential worker housing, up to 125% AMI, so that these populations can live in the city in which they serve - Develop framework, partnerships, and potential funding sources (2024)W.2 Develop electric car-share and/or e-b

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

C

C.1 – Implementation Team has begun researching, drafting, and reviewing policy recommendations that would increase funding. Currently, there are two policy drafts in circulation.In FY25-26 Budget, an additional $5 million has been allocated for Deeply Affordable Housing.C.2 – No progress.C.3 – Building Preservation Incentives (Adaptive Reuse Incentives Ordinance) adopted in previous year. Currently submitted applications correlate to 301 units of housing.

E

E.1 – Updated ADU ordinance adopted under previous plan. In previous year, 27 new ADUs have been permitted.E.2 – No progress.E.3 – Progress has been slow to build out the library of pre-approved plans. Hoping that launch of CRA's ADU financing program will bring more attention to the library.E.4 – CRA has selected a preferred partner in December 2024 to administer a $2.9M ADU Financing and Deed Restriction program. Contracting for this program is underway and the program is expected to launch before the end of 2025. E.5 – TOSV has 47/60 housing units on site with 12 occupied and more residents in their Prep Academy. The remaining 13 units are in development.

F

F.1 – The City adopted a citywide mixed-use zoning consolidation on July 8, 2025. The consolidation will shift from 26 existing mixed-use zones to 6 and will go into effect in October. This will streamline regulations, clarify language, and integrate missing design standards. The consolidations feature adjustments to setbacks, building height, lot coverage, permitted land uses, and related provisions.

G

G.1 - The City adopted a citywide mixed-use zoning consolidation on July 8, 2025. The consolidation will shift from 26 existing mixed-use zones to 6 and will go into effect in October. This will streamline regulations, clarify language, and integrate missing design standards. The consolidations feature adjustments to building height, setbacks, lot coverage, permitted land uses, and related provisions.

H

H.1 –Adopted under previous plan.H.1.2 – MU zoning consolidation contains information on parking minimums and it expands this beyond the downtown area impacted by previous ordinance.

I

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.The City has emphasized the creation of family-sized housing in the past year.

J

Affordable Housing Incentives, Building Preservation Incentives (Adaptive Reuse), and the Community Benefits Policy were all adopted under a prior reporting period. These are being monitored to determine their usage and impact.

K

K.1 - CRA released a Wealth Building Notice of Funding Availability (NOFA) in fall 2024 and awarded in March 2025. Contracting is underway on two projects selected for funding awards. One project would be for new development that would create affordable ownership opportunities and one project would provide affordable financing options to help households purchase first time.A Tenant Opportunity to Purchase (TOP) program policy has been drafted and is under review. This policy would provide funding assistance and technical assistance to tenant organizations wishing to purchase their building. Purchased buildings could enter into the City's existing Community Land Trust as a mechanism to lower purchase costs and maintain affordable ownership opportunities long term. A Naturally Occurring Affordable Housing (NOAH) program outline and accompanying policy has been submitted to City Council for consideration. The NOAH program would provide low interest loans and or grants to eligible landlords to help make needed upgrades or carry out needed improvements on their properties in exchange for maintaining the housing as affordable for a period of time.

L

The City continues to waive impact fees for developments that meet certain affordability requirements as set out in ordinance. During the reporting period, $426,000 in impact fees have been waived, which will facilitate the creation of 129 new affordable units.

M

M.1 – A research brief has been compiled regarding Home Equity Conversion Mortgages as a means for growing the City's Community Land Trust (CLT) while mitigating against displacement. The brief is under internal review before policy guidelines would be drafted and then implemented.M.2 – The City continues to manage and expand its existing CLT. Legislative policies are before the council, awaiting adoption. It is anticipated that these policies will be adopted in summer/fall 2025.M.3 – No progress has been made on joint acquisition with community development partners.

P

P.1 – In October 2024, the Salt Lake City Community Reinvestment Agency (CRA – formerly known as the RDA), released a NOFA for affordable housing gap financing. In March 2025, ~$5.3M was allocated to 4 affordable housing developments.P.2 – Put funding to

O

).1The City partnered with two community partners as well as utilized Federal funding to directly administer assistance through programs that rehabilitate and renovate housing to maintain its livability and affordability. External partners assisted 119 ho

X

X.1 - The 900 South HTRZ Interlocal between SLC and SLCRDA was adopted October 8,2024 at RDA Board meeting.The Salt Lake Central HTRZ was approved by the State HTRZ Committee on May 1, 2025.

T

U.1 The Point at Fairpark was developed under a previous reporting period. It includes: 94 units and Supportive Services, including: Case management, community and behavioral health services, VA benefits coordination Area Median Income (AMI). The units ar

U

U.1 - The Planning Division is currently drafting the 300 West Station Area Plan with the intent to submit to Planning Commission and City Council in fall 2025 for adoption.

V

Affordable Housing Incentives, Building Preservation Incentives (Adaptive Reuse), and the Community Benefits Policy were all adopted under a prior reporting period. These are being monitored to determine their usage.Additionally, the City Council initiate

W

W.1 – City staff are working with CRA staff to develop a tenant preference policy, which could include workforce preferences. While not a supply-side intervention, it could help keep City workforce housed within the City. The CRA is hopeful to have a poli

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

C

None.

E

None

F

F.1 – The City adopted a citywide mixed-use zoning consolidation on July 8, 2025. The consolidation will shift from 26 existing mixed-use zones to 6 and will go into effect in October. This will streamline regulations, clarify language, and integrate missing design standards. The consolidations feature adjustments to setbacks, building height, lot coverage, permitted land uses, and related provisions.

G

G.1 The MU zoning consolidations were adopted on July 8, 2025. They will not go into effect until October 2025. This will streamline regulations, clarify language, and integrate missing design standards. The consolidations will feature adjustments to setbacks, building height, lot coverage, permitted land uses, and related provisions.

H

H.1.2 - The MU zoning consolidations will streamline regulations, clarify language, and integrate missing design standards. The consolidations will feature adjustments to parking, setbacks, building height, lot coverage, permitted land uses, and related provisions.

I

No new land use regulations/decisions were made during this time.

J

None

K

None

L

None

M

None

P

None

O
None

X
Creation of HTRZ. One HTRZ was established during the reporting period. This is not technically a land use decision, but it is a special zone that incentivizes specific outcomes.

T
None

U
None

V
None

W
W.1 – None WX.2 – NoneW.3 – NoneW.4 – NoneW.5 – NoneW.6 – NoneW.7 – NoneW.8 – None W.9 – None WX.10 – The Community Benefit Policy was adopted under a previous reporting period.W.11 – None.WX.12 – NoneW.13 – NoneW.14 – None.W.15 – None W.16 – NoneW.17 – N

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

C
C.1 – Staff time has been the largest barrier to moving more quickly.C.2 – Staff time and existing funding. Without a dedicated funding stream, this is challenging to implement.C.3 – Land Use Ordinances take time to really have an impact. The fact that we have already received applications totaling 301 units suggests that the ordinance met a need.

E
E.1 – None.E.2 – Limitations on staff time and capacity.E.3 – Staff time to aggressively market this concept and work with architects to submit.E.4 – None.E.5 – Finding people who meet TOSV standards for housing has been challenging. They have more people going through their Prep Academy, but this takes time. The site has been challenging given its history as a landfill and construction and material costs have been challenging. Still, progress is being made.

F
None

G
None

H
None

I
The only barriers are in the monitoring of how this ordinance is impacting development. Since this ordinance makesshared 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.

J
None

K
None

L
None

M
M.1 – NoneM.2 – NoneM.3 – Limitations on staff time and capacity.

P
P.1 - NoneP.2 - NoneP.3 - NoneP.4 - None

O
Funding amounts were the only limitation on the number of households assisted.

X
None.

T
None

U
None

V
None

W
W.1 – Staff capacity and funding continue to constrain progress toward this item.W.2 – The City has been unable to secure grant funding for this project. However, the e-bike voucher program, which is not a direct corollary, was successful. W.3 – No fundin

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

C
C.1 – No market response.C.2 – No market response.C.3 – Current applications total 301 units of housing.

E
E.1 – 27 ADUs have been permitted this year.E.2 – No responseE.3 – No customers have taken advantage of the pre-approved library to date.E.4 – We have received lots of interest from homeowners and community members for the launch of this program.E.5 – No response

F
The MU Consolidation is not in effect yet (effective date October 2025), but anecdotally, we've seen some applicants citing proposed MU zones.

G
Since adoption of the downtown building heights ordinance under the previous plan Astra Tower, the new tallest building in the State, has been completed.MU Consolidation is not in effect yet, but anecdotally, we've seen some applicants citing proposed MU zones in their applications.

H
1. In downtown Salt Lake City, 22% of residents do not own a car, suggesting that there is less demand for parking. Near the University of Utah campus, an old church was turned into housing that does not include parking. No-parking or low-parking developments are becoming more common in walkable and transit-rich areas.2. MU Consolidation is not in effect yet, but anecdotally, we've seen some applicants citing proposed MU zones in their applications.

I
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.

J
The following numbers are for units tied to submitted and not-withdrawn applications. This includes applications under review and applications approved. These approvals do not mean that they have been built or even received permits to build yet.Affordable Housing Incentives: 472 unitsBuilding Preservation Incentives: 301 units

K
In October 2024, the CRA released a $3.2M Residential Wealth Building Pilot Program NOFA (funded from RDA housing set asides) for projects that funded affordable homeownership or tenant wealth building projects. Two projects were selected for funding—a down payment assistance program and a rent-to-own development. In June 2025, the CRA Board approved a term sheet associated with $2.1M ($700,000 from Inland Port Housing Funds) to fund two shared equity and workforce housing projects.

L
The City has waived a total of $426,000 in impact fees that have supported 129 new units of affordable housing during the reporting period.

M
This is not a market response, but the City currently has 23 properties in its CLT.

P
P.1 – 482 of new affordable units were funded through the HDLP NOFA. Construction has yet to start but all units will be deed restricted once units are built. P.2 – We anticipate the funding will result in approximately 107 housing units.P.3 – We have re

O
External partners assisted 119 households. Internally administered programs assisted 48 households.

X
One project (Pickle and Hide) has received approval for a tax increment reimbursement agreement. Agreements have not been finalized yet.

T
The project has had no problem filling units.

U
The Station Area Plan has not been adopted yet, so there is no response.

V

The following numbers are for units that have submitted an application and not withdrawn there application. This includes applications under review and applications approved. These approvals do not mean that they have been built or even received permits t

W

W.1 – No response to this item.W.2 – 2,225 residents applied to the e-bike voucher program.W.3 – No response to this item.W.4 – No response to this item.W.5 – No response to this item.W.6 – No response to this item.W.7 – The pilot program is nearing compl

7. **Links to supporting documentation** *(Optional)*

C

https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-112778

E

E.1 – https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-68737 E.3 – https://www.slc.gov/buildingservices/accessory-dwelling-unit-information/ E.5 - https://theothersidevillage.com/

F

https://www.slcdocs.com/council/WebDoc/Land_Use/SLCMUZoningConsolidation/MUZoningDraftOrdinance070825.pdf

G

https://www.slcdocs.com/council/WebDoc/Land_Use/SLCMUZoningConsolidation/MUZoningDraftOrdinance070825.pdf

H

https://www.slcdocs.com/council/WebDoc/Land_Use/SLCMUZoningConsolidation/MUZoningDraftOrdinance070825.pdf

I

https://webdme.slcgov.com/AdoptedLegislation/DocView.aspx?id=4788281&dbid=0&repo=SLC&cr=1

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https://www.slc.gov/publicsafetyplan/#CITY-ACTIONS

Attachment to supporting documentation *(Optional)*

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FEEDBACK & 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 (Please specify)
Additional funding

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 most common barriers to implementing our staff time has been funding-related. Staff capacity is related to funding, the ability to implement many of these strategies is related to funding, and the extent to which strategies can be impacted are related to funding. Additional funding for implementation of moderate income housing strategies would be tremendously helpful.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Salt Lake County

Who is filling out this report?
Daniel Torres
Economic Development and Long Range Planning Manager
dtorres@msd.utah.gov
385-226-2797

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://msd.utah.gov/DocumentCenter/View/737/Resolution-for-Technical-Revision-of-Unincorporated-SLCo-Moderate-Income-Housing-Plan

Link to general plan, moderate income housing element:
https://msd.utah.gov/DocumentCenter/View/735/SLCo-Unincorporated-Moderate-Income-Housing-Plan

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://tech-gslmsd.hub.arcgis.com/apps/e5c967d7b17b4cbe863c6d73267c333a/explore

When did the last zoning map or text amendment occur?
June of 2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
Approx. 532 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 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. 34 units. This number is greatly reduced from last year's report in order to account for the lack of actually developable vacant parcels due to the limitations on development described in the "barriers" section 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.**
Approx. 0 units. This number is greatly reduced from last year's report in order to account for the lack of actually developable vacant parcels due to the limitations on development described in the "barriers" section below. Due to these limitations on development, Salt Lake County does not attempt to assume which properties would actually receive will-serve letters; moreover, the question appears to assume actual and not prospective 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.
Several significant barriers have been encountered in efforts to develop new housing units within the unincorporated areas of Salt Lake County, particularly in the canyons and foothills. Much of the remaining undeveloped land in unincorporated Salt Lake County is located in areas such as Millcreek Canyon, Parley's Canyon, Big Cottonwood Canyon, and Little Cottonwood Canyon to the East, and Yellow Fork and Rose Canyons to the Southwest, where there are serious geographic and environmental constraints. These constraints include steep slopes, floodplain areas, limited or unavailable water rights, and a lack of road access or restricted access through federally managed lands. Due to these conditions, many parcels that appear entitled are not realistically buildable.In addition to geographic limitations, there are infrastructure challenges that hinder development. Even in valley areas that are more physically suitable for construction, there is significant competition for limited infrastructure funding among the MSD member communities. This competition can delay or restrict the extension of essential services such as water, sewer, and road access needed to support new housing.Lastly, a major regulatory barrier impacting Salt Lake County's ability to develop is House Bill 330 from 2024:

Unincorporated Areas Amendments. This bill requires that all unincorporated islands in Salt Lake County be annexed to an adjoining municipality by July 1st, 2027. As such, Salt Lake County has already lost approximately 3,000 residents to annexations. As a result of this, many islands have begun to be annexed into municipalities, while the number of households that have been lost to these annexations is not being tracked, the unincorporated population is declining leaving Salt Lake County in a difficult position regarding expanding housing options and development.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
While many units in Unincorporated Salt Lake County are technically considered “entitled” because they are located in zoning districts where residential development is a permitted use, a significant portion of these properties face substantial constraints that limit their actual development potential. These include areas in the mountainous, canyon, and foothill regions of the county, as well as the shoreline zones adjacent to the Great Salt Lake. Such locations are often affected by steep slopes, floodplains, protected watershed designations, lack of water rights, and limited vehicular access, particularly where access crosses federally owned lands or private property. These physical barriers present serious limitations to residential development. Additionally, substantial tracts of land in Unincorporated Salt Lake County are owned by the federal government or by Rio Tinto, further reducing near-term development opportunities. Together, these factors help explain the significant gap between the number of entitled units and the number of units that can realistically be built in Unincorporated Salt Lake County.In addition to these physical constraints, administrative and data tracking challenges further complicate the evaluation of development potential. The County does not currently track will-serve letters for entitled units that have not yet applied for building permits. The lack of comprehensive data on service availability and infrastructure capacity introduces uncertainty in assessing the development potential of entitled parcels.Accessory Dwelling Units (ADUs) offer another layer of complexity. Prior to 2021, ADUs were prohibited in Unincorporated Salt Lake County. Since then, the County has revised its ordinances and permitting processes to allow for ADUs, and is preparing to launch an “amnesty” program to help unregistered units become legally permitted. Significant efforts have been made to streamline the zoning and permitting process, and as of 2025, three ADU permits were issued, representing a 200% increase over the previous year. In addition, it is likely that some ADUs have been constructed without permits, and the actual number of existing units, especially those predating the 2021 ordinance, remains unknown. Finally, ADU’s being built do not necessarily indicate that they are being used. The County tracks non-relatives usage of AUD’s by the number of business licenses being issued, hence the discrepancy below where we report zero (0) business licenses, but three (3) ADU permits. The County’s recent ADU ordinance updates are expected to encourage greater participation in the formal ADU approval process. The County has added language to its website (Accessory Dwelling Units (ADUs) - Office of Regional Development | Salt Lake County) to help prospective ADU owners to better understand requirements associated with ADU development and ownership. These changes aim to improve tracking and compliance over time.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
3
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
3

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

B
E
F
O
V

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

B

1B: Identify and apply for funding sources as needed to implement digital infrastructure projects to support resident telecommuting. Ongoing.2A: Work with MSD Engineering to obtain an updated sidewalk inventory for the Unincorporated Area. Q1 of each year.2B: Identify and apply for funding sources to implement needed sidewalk and active transportation improvement projects. Q4 of each year.

E

1C. Staff presents findings to SLCo Council and seeks direction on policies, programs, and projects to address barriers. Ongoing.1D. Staff implements selected strategy as directed. Ongoing.

F

1A. Staff uses GIS and other tools to identify commercial and industrial sites where residential infill may be feasible. Ongoing.1B. Staff engages residents to see which ‘feasible’ sites are also ‘desirable’ for residential infill development. Ongoing.1C. Staff gives a presentation to decision-makers and seeks direction on which of the sites would be supported for re-zone. Ongoing.1D. Staff drafts ordinance changes as directed to allow residential infill development in identified commercial and industrial sites. Staff moves ordinances through the adoption process. Ongoing.

O

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. Q1 of Each Year.1B. Staff researches existing and potential funding sources, looking for opportunities to expand programs as needed. Q1 of Each Year.1C. Staff applies for annual grants as needed. Q2-Q4 of Each Year.1D. Staff advertises available programs/funding and implements programs to meet annual objectives. Q4 of Each Year.

V

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 2024.1C. Staff takes the drafted standards to Planning Commissions and Council for consideration. Q4 2024.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

B

Action 1B: Identify and apply for funding sources as needed to implement digital infrastructure projects to support resident telecommuting. Salt Lake County has continued its investment in digital infrastructure, recognizing its vital role in supporting employment, education, and economic mobility. Many residents in Unincorporated Salt Lake County areas operate home-based businesses or telecommute, making reliable internet access essential. Since November 2021, Salt Lake County has partnered with Google Fiber on a non-exclusive license agreement for the installation of network facilities in the County public right-of-way. This allows Google Fiber to install, maintain, operate, and/or control a fiber optic infrastructure network in the unincorporated county for the purpose of offering communications services, including access to broadband internet service. Efforts to invest in digital infrastructure also includes Salt Lake County completing a grant application to support cellular coverage expansion in Mill Creek Canyon in coordination with the broader Mill Creek Road Improvement Project (FLAP). Additionally, in March 2025, the County released a Request for Information for cellular service in Mill Creek Canyon between the Fee Booth in the lower canyon and the top of the canyon at Upper Big Water Trailhead where existing communications infrastructure is limited. The County sought to receive input to understand the necessary infrastructure and support services that would be required to introduce the coverage area. The County also sought to understand approximate costs for installing the service and ongoing fees and charges to assist with the County's planning efforts. This integrated approach to infrastructure development is designed to enhance both physical and digital connectivity, maximizes efficiency and resources, and ultimately increase the financial stability of households and the affordability of their housing options. Action 2A: Work with MSD Engineering to obtain an updated sidewalk inventory for the

Unincorporated Area.Salt Lake County’s updated sidewalk inventory identified key gaps in connectivity across the network. An updated map of the County’s sidewalk inventory is attached to this report. In total, there are 27.38 miles of incomplete or insufficient sidewalks in Unincorporated Salt Lake County. Action 2B: Identify and apply for funding sources to implement needed sidewalk and active transportation improvement projects. The updated sidewalk inventory indicates that the current sidewalk network in Unincorporated Salt Lake County is incomplete. To continue working towards greater walkability, Salt Lake County allocated funding for 3 sidewalk improvement projects in 2025. These projects were strategically selected to prioritize connectivity, strengthen safe routes to school, and improve accessibility and mobility. The following projects funded by Salt Lake County in 2025 (their locations and scopes are listed below):- 1000 E from 8600 S to 8500 S: Construction of curb, gutter, and sidewalk to connect existing sidewalks at 8500 S and 8600 S- 8425 S from 700 E to 745 E: Construction of sidewalk on both sides of the road between existing sidewalks- 8425 S from 1300 E to 1510 E: Construction of sidewalk on the south side of 8425 SAdditionally, one previously funded project has been completed, resulting in 538 feet of new sidewalk on 10000 S from 2605 E to 2700 E.In addition to these sidewalk improvement projects, Salt Lake County is also pursuing a streetlight improvement project along 8175 South to improve visibility, safety, and accessibility for people of all ages. This project received funding approval by the MSD Board in July (fiscal year 2026).

E

Action 1C: Staff presents findings to SLCo Council and seeks direction on policies, programs, and projects to address barriers. Staff evaluated the impact of the 2024 code amendments and began promoting them through outreach efforts. Following additional feedback from an applicant who responded to these outreach efforts, the Salt Lake County Council directed staff to assess the policy and identify further barriers to ADU adoption. This analysis determined that separate metering requirements added unnecessary limitations to residents interested in building an ADU on their property. With support from the County Council, staff pursued changes to the ordinance in an expedited fashion to assist this particular applicant, which will also benefit future applicants. Action 1D: Staff implements selected strategy as directed.Following the assessment outlined in the previous action, staff made a recommendation to the County Planning Commissions and the County Council that the separate metering provision be removed from the ADU ordinance. Adoption of the updated ordinance required coordinating with the applicant, holding a public hearing, and addressing concerns posed by planning commissioners and residents. Following a favorable recommendation from the County Planning Commissions, the ADU ordinance was officially adopted by the County Council in April, 2025, just two months after the applicant raised the concern.Separate metering enables homeowners to more accurately understand the utility costs of their ADU and reflect that cost in the unit’s rental price. This change supports the use of ADUs as a source of supplemental income for homeowners and contributes to increasing the local housing supply, particularly affordable rental options within existing neighborhoods. The change also provides greater flexibility to applicants if providing a separate meter is more cost-efficient than tying into the same meter, thus promoting less expensive alternatives for applicants (which was the case with the applicant who raised the concern). In addition, Salt Lake County is developing an ADU Amnesty Program to further

support property owners to easily come into compliance with ADU regulations. This program is anticipated to provide informational resources, design guidance, and permitting incentives to help applicants navigate the process more easily. The goal is to allow existing ADUs to come into compliance with current code to encourage safe, well-integrated ADUs that align with neighborhood context. The Amenity Program will be designed in coordination with ongoing code updates to ensure consistency and ease of use for residents. It is anticipated that the program will be implemented via Standard Operating Procedures, rather than formal ordinance adoption, which will expedite the program.

F

Action 1A: Staff uses GIS and other tools to identify commercial and industrial sites where residential infill may be feasible. Originally, the County aimed to support Strategy F by identifying commercial and industrial sites within urban Unincorporated Areas for potential residential infill and recommending rezonings. However, early efforts revealed that outdated land use ordinances significantly limited the feasibility of such development. Challenges included limited mixed-use zoning options and outdated off-street parking requirements that made it difficult to repurpose existing sites or rehabilitate vacant structures.In response, the County initiated a comprehensive update to the Zoning Ordinance (Title 19 of the Salt Lake County Code), which is nearing completion. The draft amendments, still under development through this reporting period, will remove barriers to urban infill development by introducing new mixed-use zones, a specialized “Infill Development PUD,” and reduced parking requirements. Adoption of this comprehensive update to the Zoning Ordinance has taken longer than anticipated, despite weekly meetings throughout the past year between the planning and legal departments to vet language and concerns. Because the new mixed-use zones and updated parking regulations are an integral part of the comprehensive Zoning Ordinance update and depend, for example, on the comprehensive updated definitions section, it was not practical to adopt them in a piecemeal fashion. Rather, it is best to adopt them as part of the entire comprehensive Zoning Ordinance update, which should be completed during the next reporting period. Moreover, because housing affordability was a focus throughout the entire Zoning Ordinance update, there are other housing affordability concepts located throughout the comprehensive update (such as, for example, alternatives to construction materials that were less expensive, etc.).Action 1B: Staff engages residents to see which ‘feasible’ sites are also ‘desirable’ for residential infill development.In 2024, the Utah Legislature passed House Bill 330, which will automatically annex all unincorporated islands in Salt Lake County by July 1, 2027. As most of the County’s urban areas fall within these islands, Salt Lake County has begun coordinating rezone applications and possible text changes in ordinances to be shared with local jurisdictions anticipated to become the land use authorities in the near future. The County is interested in providing a smooth transition for residents, and is actively engaging with residents in the unincorporated islands to keep them informed about how the change impacts them. As such, Salt Lake County has effectively paused review of infill development opportunities in the unincorporated islands to enable the annexing municipality to exercise land use authority in the islands in such a way that aligns with the annexing community’s general plans and zoning code. That being said, Salt Lake County’s zoning code overhaul that is currently underway will include resident engagement to ensure that non-island areas on the east

and west benches poised for mixed use and infill housing opportunities align with community needs and interests.Action 1C: Staff gives a presentation to decision-makers and seeks direction on which of the sites would be support for re-zone. With the Title 19 zoning code overhaul drafted and nearly vetted, staff anticipates presenting the updated zones and land use regulations to the planning commissions this fall, with adoption expected to take place in 2026 before the August 1, 2026 report. Action 1D: Staff drafts ordinance changes as directed to allow residential infill development in identified commercial and industrial sites. Staff moves ordinance through the adoption process. The Title 19 zoning code overhaul is currently being finalized for presentation to the County Council. The zoning update is anticipated to create new mixed use districts that support both small-scale infill development and larger greenfield development. These districts will allow for greater flexibility with uses, densities, heights, and setbacks to allow more dwelling units to be built. Further, these districts will enhance walkability and reduce reliance on vehicles to reduce transportation costs for residents. The ordinance update was drafted with Salt Lake County's Moderate Income Housing goals in mind, and is anticipated to provide significant support for residential infill and greenfield development, greater parking efficiency, and creating other affordability alternatives (such as alternatives to construction materials, etc.).

O

Action 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.Salt Lake County Housing and Community Development (HCD) conducted a review of local housing data, program performance, and other community indicators. Additionally, HCD hosted public hearings to receive feedback and learn more about the preferences of municipalities located within Salt Lake County related to low- and moderate-income households. HCD then used this information to refine processes that directly impact the programs meant to serve vulnerable households. These programs align with the County's goal of developing and preserving safe, affordable housing and assisting those in need.Action 1B: Staff researches existing and potential funding sources, looking for opportunities to expand programs as needed.HCD regularly reviews and applies for federal, state, and private funding opportunities to support the expansion of housing rehabilitation services and other housing-related programs. Action 1C: Staff applies for annual grants as needed.HCD successfully applied to and were awarded a Healthy Homes Production Grant that will support their effort to preserve existing affordable housing.Action 1D: Staff advertises available programs/funding and implements programs to meet annual objectives.HCD continues to market existing programs through direct outreach, social media, partner agencies, and community events. The team refined internal workflows to improve efficiency and serve more households. This supports system improvements, direct service delivery, long-term program sustainability, and a focus on households most in need of services.

V

Action 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. Salt Lake County has made significant progress on a comprehensive rewrite of

its Land Use Code (Title 19). These efforts focus on enabling a broader range of housing types, including duplexes, triplexes, townhomes, cottage courts, and live-work units, particularly in the R-2, R-4, RM, and newly created Mixed-Use zones. Drafted standards for these housing types were informed by best practices and model codes such as the Missing Middle Housing Standards developed by Opticos Design. In 2024, the County adopted its updated Subdivision Ordinance, and the Zoning Ordinance amendments are expected to go before the planning commissions for recommendation beginning in Q4 2025.In preparation for these changes, planning staff has used GIS parcel data to identify areas where rezonings may be appropriate to support small-scale, traditional housing types. For instance, staff is comparing the location of existing duplexes and other small multi-family properties to current zoning districts. This analysis has revealed that many such properties are currently non-conforming, highlighting the need for updated zoning that reflects the established character of these neighborhoods while expanding housing choice. This analysis has also revealed certain areas of the unincorporated county that could most benefit from duplexes in single-family neighborhoods. Salt Lake County has plans in place to meet with a community council that includes one such area to gauge interest in this concept. Efforts are also underway to establish a tracking system for existing duplexes and their associated zoning standards, which will help inform future planning decisions. These findings will be shared with the Planning Commissions and County Council to inform deliberations and help justify ordinance changes aimed at reducing non-conformities and promoting more inclusive residential zoning.To further support this strategy, Salt Lake County will host a Regional Solutions event in October 2025, themed "Finding Middle Housing." The event will bring together planners from across the region to explore how zoning reforms and market conditions can better align to support the development of middle housing types in walkable, urban settings. This effort, now in its fifth year, brings together stakeholders from across the region, and is intended to build regional capacity, share best practices, and advance the County's housing goals.Action 1C: Staff takes the drafted standards to the Planning Commissions and Council for consideration. Staff anticipate taking the updated standards to the Planning Commissions and Council by the end of this year.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

B

While infrastructure projects related to Strategy B do not require land use decisions or regulations, Salt Lake County updated its engineering and design standards in May 2025, which are land use regulations under State law, to ensure all projects are compliant with state code and requirements. These standards support moderate-income housing strategies by clarifying development expectations, improving consistency in infrastructure design, and allowing flexibility where rigid standards might otherwise hinder housing feasibility by adding provisions for exceptions.

E

Between August 1, 2024, and July 31, 2025, Salt Lake County adopted two land use regulations and legislative actions related to this moderate-income housing strategy.ADU Ordinance Update: In direct response to applicant feedback, the County updated its Accessory Dwelling Unit ordinance to remove barriers related to utility metering. Previously, separate metering for ADUs was prohibited, which posed a financial and logistical burden for many applicants. (See [https://library.municode.com/ut/salt_lake_county/codes/code_of_ordinances?nodeId=TIT19ZO_CH19.15ACDWUN_19.15.140RESIMIRESTVEWASE.].)As a direct result of this ordinance update, one ADU project, which was stalled due to the prohibition for multiple utility meters, has advanced under the new regulations and is now complete. This example reflects the early impact of the ordinance change in removing practical barriers and enabling residents to move forward with ADU development. Approval of the 2025 Fee Schedule: The County Council approved the Planning and Development Services 2025 Fee Schedule during this reporting period. The updated schedule aligns permitting costs more closely with service delivery and supports greater transparency and predictability for applicants. Adjustments were made to ensure that development-related fees do not present a disproportionate barrier to ADU applicants or small-scale residential infill projects, thereby supporting broader housing affordability goals.These actions demonstrate Salt Lake County's ongoing commitment to implementing housing strategies through thoughtful, targeted land use decisions that reduce regulatory barriers and create a more supportive environment for moderate-income housing development.

F

Planning Staff, in coordination with the Salt Lake County Planning Commission, are in the process of overhauling Title 19, the County's Land Use Code. The updated zoning ordinance is expected to be adopted by the end of 2025 and is designed to modernize development standards, streamline processes, and remove regulatory barriers that limit the production of moderate-income housing. This comprehensive update supports the implementation of the County's Moderate Income Housing strategies by enabling more flexible land use decisions and expanding the range of housing types allowed in appropriate locations. As part of this effort, staff are closely reviewing provisions related to residential density, housing choice, and procedural efficiency to better align with state housing priorities.Several key changes have been drafted to directly support urban infill residential development. First, two new Mixed-Use Zones have been proposed, allowing for residential densities of 15 to 30 dwelling units per acre while preserving existing commercial uses. These zones are intended to facilitate infill development on underutilized sites in the urban unincorporated areas. Second, a new Infill Planned Unit Development (PUD) option is being introduced for sites between .5 and 3 acres. Unlike existing PUD requirements, the Infill PUD would reduce internal street requirements and allow for density bonuses based on proximity to transit or provision of underground parking. Importantly, the updated PUD regulations would permit a mix of residential and commercial uses based on the underlying zone, allowing property owners to add housing without needing a rezone or rendering existing non-residential uses non-conforming.Third, proposed changes to the Off-Street Parking Ordinance aim to make infill development more feasible. These include reduced

minimum parking requirements, the introduction of maximum parking caps, and flexibility for projects that reuse existing buildings. Additional reductions are available for projects near transit or those that provide bicycle parking, promoting more efficient land use in urban settings.Following adoption of the Title 19 amendments, planning staff will use GIS data to identify underutilized commercial and industrial parcels that may be suitable for residential infill. These sites may be recommended for rezoning, or staff may engage property owners directly to share how the updated code enables new development opportunities. The goal is to unlock housing potential in urban areas where infrastructure and services already exist, thereby promoting compact, mixed-use, and affordable development throughout Unincorporated Salt Lake County.

O

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 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).

V

Salt Lake County has made substantial progress this year on its comprehensive rewrite of Title 19, which will help to reduce barriers to moderate-income housing and encourage a wider range of housing types in urban, walkable settings. The draft code includes major reforms aimed at supporting the development of "Missing Middle" housing by making them more feasible within the County's urban residential zones.Historically, these housing types could only be developed through complex mechanisms like Planned Unit Developments (PUDs) or Development Agreements. Even in the County's highest-density zones, duplexes, triplexes, and other small multi-family dwellings have only been conditionally permitted. No duplexes are currently permitted by right under existing zoning. To address these constraints, planning staff has analyzed the existing ordinance and identified targeted changes to reduce regulatory burdens and allow missing middle housing by right in appropriate locations.Staff also conducted GIS and parcel-level analysis to better understand where small-scale multi-family housing already exists. This spring, staff found that 24 duplexes are located in built-out areas of Unincorporated Salt Lake County. Of those, four would not be permitted at all under current zoning, and the remaining 20 would require conditional approval. This analysis demonstrates the need for zoning reform that aligns with existing development patterns and supports gradual, context-sensitive housing growth.Throughout the reporting period, Salt Lake County's Office of Regional Development, the District Attorney's Office, and planners from the Greater Salt Lake Municipal Services District held regular joint meetings to draft and refine the updated ordinance. All major technical and legal reviews of the draft were finalized between August 2024 and July 2025. The full draft of Title 19, including new mixed-use zones and a revised Planned Community (PC) zone, is now complete and nearly vetted, with public hearings before the County's planning

commissions anticipated to take place before the end of the year, with adoption by the County Council expected prior to the next reporting cycle.Key elements of the draft code include two new mixed-use zoning districts:-Neighborhood Mixed Use District, designed for residential areas and small-scale infill;-Corridor Mixed Use District, intended for more urban areas and transit corridors, allowing higher densities and larger-scale development.These districts allow greater flexibility in land use, increased building heights and densities, and reduced setbacks Additionally, the minimum acreage requirement for the Planned Community (PC) zone was significantly reduced, expanding its usability for a broader range of housing projects across Unincorporated Salt Lake County.Once adopted, the revised Title 19 will modernize the County's zoning framework, support more diverse housing options, reduce reliance on vehicle travel through walkable mixed-use design, and better align local regulations with state housing priorities. These reforms are designed to unlock new opportunities for housing development without altering the established character of neighborhoods, ultimately supporting a more affordable and inclusive housing landscape.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

B

Infrastructure improvements always have a budgetary limitation due to their cost; however, Salt Lake County is leveraging local, state and federal funds from a variety of sources to address and improve the expansion of critical infrastructure to support Moderate Income Housing. An additional barrier to sidewalk infrastructure expansion in the urban areas of Unincorporated Salt Lake County is opposition from residents interested in maintaining the rural feel of their community. Salt Lake County is continuing to work with residents to better understand their concerns and to identify opportunities for infrastructure improvements that best align with community needs.

E

None. Between August 1, 2024, and July 31, 2025, Salt Lake County did not encounter any significant barriers while implementing this strategy. Internal coordination across departments, support from the County Council, and ongoing engagement with residents and stakeholders allowed for progress on ordinance updates and program development.

F

There have not yet been many political barriers in implementing this strategy; the largest barrier has been the sheer scope of the project to comprehensively update the Zoning Ordinance, which consists of hundreds, if not thousands, of pages. However, it should also be noted that

with the passage of House Bill 330 in the 2024 Legislative Session, unincorporated islands in Salt Lake County will be automatically annexed into a municipality by July 1, 2027, which will affect the County's ability to show progress as many areas will no longer be under the County's jurisdiction. In the current reporting period, several annexations have already occurred in the unincorporated islands. However, the County is committed to working with property owners and with adjacent municipalities to ensure that infill and other housing opportunities are still available to residents.

O
None.

V
In 2024, the Utah Legislature enacted House Bill 330, requiring all unincorporated islands within Salt Lake County to either annex into neighboring municipalities or incorporate as their own cities or towns by July 1, 2027. This legislative change significantly impacts many of the areas where County staff had identified strong potential for increased housing diversity, particularly neighborhoods where duplexes and single-family homes already coexist. As these areas transition to new jurisdictions, they will no longer be governed by Salt Lake County's zoning ordinances, making it more challenging for the County to track long-term market responses to its land use strategies. This shift will also limit the County's ability to directly influence zoning and housing outcomes in those communities going forward.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

B
Data is not available to capture market responses to infrastructure improvements made thus far. As most of the infrastructure improvement projects have taken place in unincorporated areas that are already built-out or areas that are not recommended for expanded development (a result of the physical barriers discussed above), the market response is expected to be minimal for reduction to actual cost of housing. That being said, the impact of these improvements on the community is not minimal, as the improvements will result in greater transportation options, which saves transportation costs to residents, and creates greater safety, accessibility, and mobility of residents throughout both Incorporated and Unincorporated Salt Lake County.

E
The market in Unincorporated Salt Lake County is showing encouraging signs of response to the County's recent housing strategies. During the current reporting period, three ADUs were permitted, representing a 200% increase from the previous year. This growth reflects the impact of targeted ordinance updates and the County's efforts to reduce regulatory barriers, including a

planned “amnesty” program that helps property owners bring existing unpermitted ADUs into compliance.While broader market impacts such as rent trends or large-scale unit entitlements may take longer to materialize, the County’s coordinated approach to policy updates, infrastructure investment, and community engagement is beginning to yield tangible results.

F

In 2024, the Utah Legislature passed House Bill 330, which requires unincorporated islands within Salt Lake County to annex into adjacent municipalities or incorporate as their own cities or towns by July 1, 2027. As a result, the amount of land under County jurisdiction will be significantly reduced, including areas that may have otherwise been targeted for urban infill residential development. This complicates the County’s ability to track market responses to infill development strategies implemented. Following annexations and adoption of the new Title 19 zoning code, the County will be better positioned to track market impacts.

O

Salt Lake County rehabilitation 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 2025, 45 households completed projects with funding from these programs (potentially preventing the displacement of 45 Salt Lake County households).

V

Unincorporated Salt Lake County is beginning to see positive momentum in response to its recent housing initiatives as shown in current reporting period. All rezoning requests submitted during this period were approved, signaling the County’s commitment to enabling infill development and increasing housing flexibility. While the full impact of these efforts may take time to emerge, early indicators suggest that the County’s combined focus on regulatory reform, strategic planning, and community engagement is beginning to produce measurable results in expanding housing options.

7. **Links to supporting documentation** *(Optional)*

B

E

https://msd.utah.gov/DocumentCenter/View/1189/SLCo_ADUamendment_Comprehensive_June2024

F

O

V

Attachment to supporting documentation *(Optional)*

B

F_ZmfJLfpxOWO14I1
Unincorporated SLCo Sidewalk Summary.pdf
616095
application/pdf

E

F

O

V

FEEDBACK & 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

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)*

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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 Planner
jwarner@sandy.utah.gov
801 562-7262

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://sandy.utah.gov/798/Sandy-City-General-Plan

Link to general plan, moderate income housing element:
https://content.civicplus.com/api/assets/2ecdf740-21a1-430c-b55c-0dbdbe47a206?cache=1800

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

E
F
G
P
Q
V
W

For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

E

Current Status: Internal ADUs allowed. City Council considering legislation to allow external ADUs.Year 1 (2026): Evaluate the effectiveness of the internal ADU ordinance. Identify the zoning requirements for external ADU development by zone. Draft and consider legislation to improve the effectiveness of the internal ADU regulations and adopt external ADU regulationsYear 3-5 (2028-2030): Monitor implementation of internal and external ADUs. Document the number of units created.Ongoing: Once the regulations are in place and annual activity focuses on counting the # of units in each year, this can be removed in favor of other strategies. However, the number of units created should be documented on an ongoing basis.

F

Current Status: Considering legislation to allow for mixed use development incorporating high density housing in older commercial areas and along major transportation corridors east of State Street.Year 1 (2026): Draft and consider legislation to improve the effectiveness of the currently zoned areas and provide for higher density or moderate-income development in older commercial areas adjacent to and along 9400 South, 1300 East, Highland Drive, and 700 East. Pursue funding for code rewrite.Year 3-5 (2028-2030): Review and consider development applications that comply with the revised legislation. Monitor effectiveness of implementation. Document the number of units created.Ongoing: As the Station Area Plans are to be adopted with the General Plan Update, continual monitoring and implementation of the Station Areas should continue.

G

Current Status: Higher density or moderate-income residential development is allowed and encouraged in the area adjacent to I-15, State Street, and the TRAX line. Several developments have taken advantage of the zoning in this area. Considering legislation to allow for mixed use development incorporating high density housing in older commercial areas and along major transportation corridors east of State Street.Year 1 (2026): Evaluate the effectiveness of the current zoning in the area adjacent to I-15, State Street, and the TRAX Line in encouraging the development of moderately priced units. Draft and consider legislation to improve the effectiveness of the currently zoned areas and provide for higher density or moderate-income development in older commercial areas adjacent to and along 9400 South, 1300 East, Highland Drive, and 700 East.Year 3-5 (2028-2030): Review and consider development applications that comply with the revised legislation. Monitor effectiveness of implementation. Document the number of units created.Ongoing: This goal is ongoing because evaluation of areas that are appropriate for redevelopment is an ongoing process dependent on age of development and market conditions.

P

Current Status: Several current project areas include a set aside. A future project near the Historic Sandy Station Area will utilize these funds to create moderate income housing.Year 1 (2026): Identify additional opportunities to generate and utilize set aside funds. Document the number of units created.Year 3-5 (2028-2030): Identify additional opportunities to generate and utilize set aside funds. Document the number of units created.Ongoing: This goal is ongoing because evaluation of areas that are appropriate for redevelopment is an ongoing process dependent on age of development and market conditions.

Q

Current Status: Replace the one HTRZ area that Sandy Cty previously had. Additional project areas are possible in the Cairns at the Sandy Expo Center Station Area and the South Jordan FrontRunner Station (Sandy portion).Year 1 (2026): Evaluate development plans at the South Town Mall site for a possible future HTRZ. Consider South Jordan PartnershipYear 3-5 (2028-2030): Create and implement future HTRZ at the Expo Center TRAX Station. Document the number of units created.Beyond Year 5: Look into likelyhood of 9400 South multi-modal corridor

and assess HTRZ possibilities for a future BRT or TRAX line. This goal can be eliminated when current opportunities for additional HTRZs have been reviewed and either eliminated or implemented. However, the number of units created should be documented on an ongoing basis.

V

Current Status: Five station area plans will be adopted as part of this General Plan update. Waiver of requirements for two additional station areas are required.Year 1 (2026): City Council adoption of the 5 station area plans and 2 requests for waiver. WFRC review and certification of the 5 station area plans and 2 requests for waiver.Year 3-5 (2028-2030): Monitor effectiveness of implementation of 5 station area plans. Document the number of units created.Beyond Year 5: This goal can be eliminated when the SAPs have been adopted and certified. However, the number of units created should be documented on an ongoing basis.

W

Current Status: Considering legislation to allow for mixed use development incorporating high density housing in older commercial areas and along major transportation corridors east of State Street.Year 1 (2026): Draft and consider legislation to improve the effectiveness of the currently zoned areas and provide for higher density or moderate-income development in older commercial areas adjacent to and along 9400 South, 1300 East, Highland Drive, and 700 East.Year 3-5 (2028-2030): Review and consider development applications that comply with the revised legislation. Monitor effectiveness of implementation. Document the number of units created.Beyond Year 5: As a new goal coming in 2024, this goal should be taken through the 5-year timeline. This strategy should be used in close coordination with Station Area Plan implementation and Neighborhood Activity Center development.

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
10-Jun-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
2152

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.
4682

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.**
674

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.**
324

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 TheCairns, of which 1,333 units across four projects have receivedpreliminary site plan approval. The primary barrier to these unitsmoving forward has been financing and market conditions.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
Development agreements include 215 units (may be restricted to fewer units based on the sensitive area overly) from the Pepperwood master agreement, 18 from the “Cairns triangle,” Compass (278), and 545 from the Centennial replacement project. It also includes preliminary site plan approval for Shulsen Mixed Use (221), Red Sky (164), Summit at The Cairns (323), 110 Apartments (259), Sandy Station Townhomes (64), and 65 vacant developed lots. Shulsen, Red Sky, Summit, Centennial replacement, Sandy Station Townhomes, and Compass are located inThe Cairns and not included in the total report for The Cairns in theoverlay 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 (1,613). 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 asubdivision (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 lotsin a subdivision and units that have received final site plan approval.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
105

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
5

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
6

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
6 (special use permit)

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

E
G
H
P
Q
V

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

E.4 Review the potential for additional revisions to the code. (2023)E.5 Study the potential for external ADU's. (2023)E.6 Conduct proactive code enforcement to promotegood property management and to educate landlords. (Ongoing)E.7 Monitor the progress and impacts of completed actions. (Ongoing)

G

G.3 Amend The Cairns Design Standards to include theStadium Village Sub-District. (2023)G.4 Study the potential of including residential uses to helprevitalize commercial centers. (2023)G.5 Conduct a study to assess the housing needs of certaintarget populations. (2023)G.6 Conduct a study to determine the jobs to housing ratioto determine a suitable balance and identify actions to achieve thatbalance. (2023)G.7 Assess the feasibility of increased transit within The Cairns.Ongoing – Inform the public of the purpose of The Cairns MasterPlan. (2024)G.8 Audit existing zones and zoning regulations to identify revisions that may be necessary to achieve or facilitate desired outcomes. (2025)Ongoing – Pursue opportunities to implement and promote TheCairns Master Plan.Ongoing – Prioritize moderate income housing along the light railcorridor when considering rezone applications.Ongoing – Monitor the progress and impacts of completed actions.

H

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. (2023)H.5 Amend parking requirements as determined necessary. (2024)H.6 Monitor progress and impacts of completed action. (ongoing)

P

P.2 Utilize funds to rehab/redevelop blighted buildings/areas for MIH (ongoing)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. (2023)P.2.2 House built by CTEC and sold to LMH on third lot of Property 1 redeveloped and donated by City. (2024)P.3 Utlize 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. (ongoing)P.3.3 Property 6 (9016 S. 1300 E.) to be rented to eligible City employee or sold, with funds to be reprogrammed. (2023)P.3.4 Property 2 to be sold, funds to be reinvested in vacant property for future MIH use. (2024)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.). (2023)P.5 Monitor the progress and impacts of completed actions. (ongoing)

Q

Q.6 Upon approval, finalize establishment of HTRZ. (2023)Q.7 Process entitlements for projects within the HTRZ. (2023-2024)Q.8 Start construction of projects HTRZ.Q.9 Monitor the progress and impacts of completed actions. (ongoing)

V

V.4 Determine a process to conduct planning. (2022)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. (2023)V.7 Prepare and ad

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E

Sandy City completed a comprehensive General Plan update. The City started the project in 2022. The process included a priority to better understand issues and resident attitudes regarding external ADU's. Residents generally supported allowing external ADU's as a method to expand affordable housing in the City when potential impacts on existing residents are mitigated. Over the past 12 months, the City completed a draft of the document, conducted public engagement regarding the draft, and processed the document for formal approval. The document was approved on January 7, 2025. The Neighborhood and Housing Element included goals and objectives that support allowing external ADUs.Sandy City adopted a new Moderate Income Housing Element as part of the updated General Plan. The new MIH Element identified Strategy E to be one of the City's selected strategies as part of a broader policy to "encourage moderate income housing throughout Sandy City."The Sandy City Council held multiple discussions as scheduled agenda items throughout the year to pursue the potential to allow external ADU's. Funding was allocated in the City budget for FY2025 and FY2026 for a comprehensive update to the City's Zoning Ordinance that is expected to include regulations regarding external ADUs.Six new internal ADU's were permitted throughout the year.

G

The City's primary approach to this strategy has been the ongoing implementation of The Cairns Master Plan. Several previously approved projects in The Cairns are working on financing or waiting on favorable market conditions. These projects include Red Sky (164 units), Shulsen Mixed-Use (221 units), Compass Apartments (278 units), and Summit at the Cairns (323 units). Over the past year, the City has been reviewing one additional projects in The Cairns (Sandy Station Townhomes, 64 units) and is working on development agreements for two additional projects on City-owned property. One would be a replacement project for a previously approved project (Centennial). The new project would include an estimated 545 units. The other project would be a new 18-unit townhome project.A more complete road network in The Cairns remains a high priority for implementation of this strategy. Construction is underway on Phase 6 of the Monroe Street realignment. Construction is also occurring on 9270 South. Both projects will improve traffic flow, walkability, and and development potential specifically in the Stadium Village District of The Cains. Both road projects were made possible by the City's past purchase of the former Wasatch Shadows property. That property is also associated with the Compass Apartments project and a new fire station currently being built to serve the area.Over the past 12 months, Sandy City has rescinded, at the request of the developer, a previously approved HTRZ for the Red Sky project due to timing of funding being available. However, the project is still moving forward and the City has submitted an HTRZ application for a larger project area that would better serve The Cairns, potentially benefitting projects that have previously been approved.The City has also recently approved a new residential project (OneTen Apartments, 259 units). While technically just outside of the boundaries of The Cairns, the project is less than

a mile to two transit stations.The City adopted a comprehensive update to the General Plan on January 7, 2025, including a new Moderate Income Housing Element. The new MIH Element selected Strategy G for ongoing implementation. The Plan also includes a Targeted Growth Plan, which continues a focus of additional housing in The Cairns and also identifies the potential for affordable housing through redevelopment of older commercial areas (Neighborhood Activity Centers), along significant roadways (Transition Corridors), and in Station Area Plans.The Council has allocated funding in both the FY2025 and FY2026 City budgets for a comprehensive rewrite of the City's Zoning Ordinance to coordinate zoning tools with the General Plan vision.

H

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 (i.e. senior housing). Several projects have utilized a parking reduction since the ordinance was adopted. Over the past 12 months, a parking reduction was approved for the OneTen Apartments. The City has also completed a comprehensive update to the General Plan. The new General Plan envisions more efficient use of parking in older commercial centers to create mixed use villages (Neighborhood Activity Centers) and in planned Station Areas to create opportunities for additional housing. The City Council has provided funding for a comprehensive code rewrite to implement the General Plan vision.

P

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. One home was completed and sold last year. The School District has notified the City that they intend to start construction on the last lot in the coming school year.A second goal of the RDA housing funds is to retain existing moderate income homes that can be used by eligible Sandy City employees. In addition to the lot being donated to the School District, the RDA owns three properties (property numbers 4, 5, 7) with houses on them and five vacant properties (property numbers 3, 6, 8, 9, 10). Property 4 (104 E. 8690 S.) has been occupied during the entire year. Property 5 was acquired during the past year. It is planned for demolition to prepare for future housing project together with properties 3, 5, 6, and 8. This potential project is supported by the Historic Sandy Station Area Plan that was adopted during the past twelve months with the updated General Plan. Property 7 (9016 S. 1300 E.), having just been acquired the previous year, was improved and rented out during the past year. The vacant properties (9, 10) will either be used for affordable housing projects or sold, with the funds reprogrammed for affordable housing. On January 7, 2025, Sandy City adopted a comprehensive update to the City’s General Plan. This included a new Moderate

Income Housing Element. The new MIH Element included a continuation of Strategy P as one of the City's selected strategies.The City has approximately $6,800 in RDA housing set-aside funds available.

Q

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% ofwhich 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 has notified the State that the Centennial HTRZ would not be needed.The City has recently submitted an application for a new HTRZ. The project area of the proposed HTRZ is larger and will potentially serve multiple projects that have previously been approved but are on hold due to financing.On January 7, 2025, Sandy City adopted a comprehensive update to the City's General Plan. This included a new Moderate Income Housing Element. The new MIH Element included a continuation of Strategy Q as one of the City's selected strategies.

V

In the fall of 2022, Sandy City started a comprehensive update to the General Plan. The scope of the project included the preparation of five 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, public engagement activities concluded for the project and the project has been processed for approval. The City Council adopted the General Plan, together with the five station area plans, on January 7, 2025. The plans have been certified by WFRC. In July 2025, the plans were presented to the UTA Board as the first step in UTA's approval process.Much of the station planning area of the five station area plans are within The Cairns boundary. Due to The Cairns Master Plan and Cairns Design Guidelines, regulations are already in place for implementation of those areas. The Sandy City Council has approved funding allocations in city budgets and WFRC has awarded a grant to conduct a comprehensive zoning ordinance rewrite to develop the zoning tools needed to implement the plans in other areas.The new General Plan included a new Moderate Income Housing Element. The new MIH Element included a continuation of Strategy V as one of the City's selected strategies.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E

None

G

Adoption of a comprehensive General Plan update on January 7, 2025 (see previous section).

H

A site plan was approved and a building permit issued for the OneTen Apartments. Site plan approval of the project included approval of a parking reduction.

P

The City adopted a new General Plan on January 7, 2025 that reaffirmed Strategy P as one of the City's selected strategies and supported the previous utilization of RDA housing set aside funds.

Q

The City adopted a new General Plan on January 7, 2025 that affirmed Strategy Q as one of the City's selected strategies.

V

The City adopted a new General Plan on January 7, 2025 that affirmed Strategy V as one of the City's selected strategies.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E

Barriers include: public awareness and access to information, specifically as itrelates 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; a preference by homeowners to use available ADU space as a short-term rental rather than a long-term rental; completion and approval of the General Plan update took several months longer than expected.

G
The primary barrier to completing proposed projects in The Cairns isfinancing and current market conditions. Projects that may havestarted construction by now are on hold.Outdated zoning tools not currently aligned with the new General Plan vision has created challenges for some projects.Sandy City is nearly at a built-out situation. Most new projects facechallenges associated with redevelopment, infill, and propertyconsolidation.

H
The City occasionally receives complaints from residents near somehigher density housing developments due to an over-abundance ofon-street parking. This typically occurs near housing developmentsthat unbundle parking from the base rent amount. While the development, even with a parking reduction, may have sufficient onsite 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.

P
City housing set aside funds are now very limited. Some potential actions were placed on hold pending the outcome of the General Plan update. That project took longer than expected. Land and construction costs continue to be a challenge for potential hous

Q
Financing difficulties and current market conditions affected thetiming of the Red Sky project, which was a significant barrier to theuse of HTRZ funding as part of the project.The City is currently awaiting review of a recently submitted HTRZ application.

V
Completion and approval of the General Plan, including the station area plans, took longer than expected.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E
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 STRs than ADUs. Several existing and previously approved ADU’s have converted to STRs.

G
Ongoing challenges of current market conditions have stalled multiple projects. There has been significant interest in the potential of the vision in the new General Plan.

H
City regulations allowing for a parking reduction is requested by developers in almost all eligible projects.

P
N/A

Q
Developers of existing projects have been open to complying with HTRZ regulations to utilize the funding.

V
The station area plans have recently been certified by WFRC and they are still going through UTA's approval process. The City has had a lot of interest from the development community in the subject areas over the past several years. It is expected that support will be positive for the station area plans.

7. **Links to supporting documentation** *(Optional)*

E
https://content.civicplus.com/api/assets/2ecdf740-21a1-430c-b55c-0dbdbe47a206?cache=1800

G
https://www.sandy.utah.gov/798/Sandy-City-General-Plan

H
https://content.civicplus.com/api/assets/cd38d942-022e-4176-8e1e-8d484f1eda62?cache=1800

P

Q

V
https://content.civicplus.com/api/assets/8a100419-119c-4d2c-aed70ebdabc1a9b8?cache=1800

Attachment to supporting documentation *(Optional)*

E

G

H

P
F_3PBGByUDx1afYbIRDA Owned Properties (2025).pdf342552application/pdf

Q

V

FEEDBACK & 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,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)*
Funding is always helpful. Amendments to the math to facilitate some of the new TIF programs.State supported mechanisms to facilitate condo development.Direction/assistance/coordination regarding long-term management and administration of deed-restrictions related to affordable housing.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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 Director
jmcnulty@santaclarautah.gov
435-673-6712

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://cdn.santaclarautah.gov/file/santaclarautah/2023/09/Moderate-Income-Housing-Report-2022_updated_Jan-25-2023_CC-Adoption.pdf

Link to general plan, moderate income housing element:
https://cdn.sahttps://cdn.santaclarautah.gov/file/santaclarautah/2023/09/Moderate-Income-Housing-Report-2022_updated_Jan-25-2023_CC-Adoption.pdfntaclarautah.gov/file/santaclarautah/2023/09/Moderate-Income-Housing-Report-2022_updated_Jan-25-2023_CC-Adoption.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://experience.arcgis.com/experience/cf88bed759ae4f50bc5a2b7c6b3a9710

When did the last zoning map or text amendment occur?
9-Jul-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
2,965

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.
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.**
569

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.**
398

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 in our City. Most residents enjoy the small town feel of Santa Clara and want things to remain the same. 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 a public hearing at Plannning Commission and continues with a public meeting at City Council prior to making a legislative decision.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
The Pioneer Pointe project which was included in the 2024 report is currently under construction. City staff and our elected officials believe that this project will provide an opportunity for the "Missing Middle Housing" needed in the community. Multiple product types including small lot single-family, single-family pad lots, and multi-family townhomes (both one and two-story units) will allow for different price points. The City believes that attainable housing will be provided in the project.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
55
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
24

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
6

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A
E
F
J

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

In 2021, the Planning Commission and City Council approved a Property Rezoning and Project Plan for the Quail Crossing @ Deserts Edge Project (Ordinance #2021-13). 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. Phase 2 of the project includes 60 affordable apartment units in two buildings. The developer, Robert Smith, intends to use Utah Housing tax credits to build this phase of the project. The applicant is hopeful a decisionin support of the project will be made in August 2025. Additionally, Phase 6 of the project includes 60 additional affordable apartment units in two buildings. Mr. Smith intends to apply for Utah Housing tax credits for this project phase in the future.

E

In January 2020, Ordinance #2020-03 was adopted allowing for detached ADUs in the city. In October 2021, Ordinance #2021-14 was adopted allowing for IADUs in the City. This was put in place to allow for compliance with HB-82 approved in 2021. The City continues to support this legislation allowing for another "tool" for moderate-income housing in the community. Between August 1, 2024 and July 31, 2025, City staff has worked with developers and property owners to encourage the use of ADUs and IADUs in the community. A total of 24 ADUs/IADUs were approved during this timeline. Last year a total of 15 ADUs/IADUs were approved.

F

On July 9, 2025, the City Council adopted Ordinance #2025-13 allowing for a PDR Zone Amendment and Project Plan on 7.35 acres. The Plan includes fifty-eight (58) two-story front-loaded townhome units, twelve (12) three-story rear-loaded units, and ten (10) small single-family lots. This approval includes a density bonus of 2.9 units/acre allowing for a project density of 10.9 units/acre. The base density allowed in the PDR zone is 8 units/acre.On July 9, 2025, the City Council also adopted Ordinance #2025-12 allowing for a Property Rezoning and Project Plan approval on 6.91 acres of property immediately adjacent to the property/project described above. This property was rezoned to Planned Development Commerical, PDC allowing for needed commercial uses in the community.

J

In 2021, the City Council approved a Property Rezoning and Project plan for the Coyote Landing @ Deserts Edge Project (Ordinance #2021-13). In 2022, both the Planning Commission and City Council approved the overall Project Site Plan and Phasing Plan for the project. In 2023, the applicant applied to Utah Housing for tax credit funding for 120 apartment units. In December 2023, the applicant and the City were made aware that the application was not selected. The aplicant later made a mid-year submittal to Utah Housing (June 2024) requesting funding for 60 apartment units as per the direction of the Utah Housing Corporation. This decision was made after meeting with City officials and staff, and Utah Housing (Claudia O'Grady)Corporation during a City Council work meeting. To be more competitive during the selection process, the City and developer signed an agreement allowing for a building permit fee reduction for the first 60 apartment units. This is something the City has never done previously for a project. I believe this clearly shows our continued project support. Unfortunately, the applicant and City were informed on September 5, 2024, that the project had many fine attributes but was not selected. As a result, the applicant resubmitted for Utah Housing tax credits once again in May 2025. Again, we're very hopeful that project will be selected this time.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

On September 5, 2024, the developer and the City were informed by Utah Housing Corporation that the poroject was not selected. The application included a funding request for Phase 2 (60 apartment units). The denial letter indicated that the subject project had many fine attributes but other projects were awarded credits for being more aggressive in meeting the requirements of the Housing Credit Program. In May 2025, Robert Smith applied again for the Utah Housing Credit Program. Mr. Smith informed the City on 7/14/25 that results will be out in 3 to 4 weeks.

E

In the 2024 MIHP Report I described a residential project which was approved by the City to be known as the Pioneer Pointe PUD. This includes a total of 133-units (82 small lot single-family/pad lots and 52 multi-family townhomes). This is a large project for Santa Clara City. Unfortunately, the project has taken longer than anticipted to get going; however, the developer is currently installing public improvements prior to home construction. The first phase includes 21 single-family pad lots which will allow for IADUs. We anticipate home construction to begin in September 2025. This project is an attempt to address the "Missing Middle Housing" talked about by law makers and the governor the past couple of years. The City is fully supportive of this concept and understood that when the overall Preliminary Subdivision Plat was approved.

F

The July 9, 2025, action taken by the City Council (PDR Zone Amendment and Project Plan approval)supports moderate income housing in the community. Without the approved density bonus the project would be limited to 59 units in total. Because of the approved density bonus 80 units are allowed providing 21 additional units of attainable housing in the community.

J

The City has continued to work with the applicant (Robert Smith) on the project. We've provided zoning entitlement letters as requested by Utah Housing as well as an agreement for a building permit fee reduction to show support. We've encourage the developer to stay the course and continue to apply to the program to build an affordable apartment community needed for work force housing. We believe that it takes a partnership mentality to work together in the effort to realize this project.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

The City has worked with the developer of the project in an effort to bring an affordable housing project to the community with rents at 30% to 80% of AMI. Recently, the City and Mr. Smith signed a term sheet which includes a building permit fee reduction in support of the project. Previously, the developer and a consultant met with City staff to inform us that this would be necessary to gain the highest possible amount of points in support of the application. These decisions clearly support the implementation of this strategy.

E

On July 9, 2025, the City Council approved a Property Rezoning and Project Plan for a residential project to be known as the Red Mountain Row PUD Project. the property will be developed by Cole West and includes 80 residential units. This includes 70 multi-family townhomes (2-story front loaded and 3-story rear loaded units). It also includes 10 single-family lots that range in size from 3,500 to 4,000 square feet. The developer intends to offer the option of IADUs to future homeowners. This would help suppliment the income of future owners by being able to rent out a unit if needed.

F

The July 9, 2025, action taken by the City Council clearly supports this strategy. We believe that these projects will benefit the community by providing work force housing and commerical shopping opportunites within walking distance for future residents. Both the residential and commercial portions of the project will provide for a pedestrian connection to the east allowing for access to the Harmon's Shopping Center as well.

J

I believe that thisis described in Item #3 above. However, we've directed the developer to stay the course and continue to work with the Utah Housing Corporation. We've developed a partnership in an effort to realize the project. This would qualify as land use direction rather than a land use decision but I believe it applies.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

I believe that my responses to Items #3 and #4 above adequately address the barriers we've encountered to comply with Stratey 'A' this past year (August 1, 2024, to July 31, 2025). The City, developer, and Utah Housing Corporation have to work together to accomplish this strategy. The City is hopeful that this partnership will result in the Utah Housing Corporation funding the project.

E

None.

F

The previous public hearings for this property (previously known as the Silverado Project) were well attended by residents who were against the project (see 2024 report). However, this time Cole West (new developer) was willing to work with the City to create a project providing approximately 50% commercial and 50% residential use which was well received by most residents and elected officials. As with any multi-family residential project in the City there were still some residents that spoke against it.

J

As previously mentioned, the City is in full support of the Coyote Landing @ Deserts Edge project moving forward. This includes two (2) project phases allowing for 120 apartment units. Each phase would include 60 apartment units. During the above-menti

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

The actions of the City, developer, and Utah Housing Corporation has yet to result in changes for the community. All involved parties are hopeful that the Utah Housing Selection Committee will decide to fund the project in 2025 allowing for much needed workforce housing. This decision will be made in August 2025.

E

The market has responded positively in Santa Clara to allowing for ADUs and IADUs. Two large projects currently under construction in the City (The Solace Subdivision, and The Point @ Snow Canyon Retirement Community)have accounted for the majority of the IADU permits approved by City staff. Both developments include single-family homes incorporating designs

for IADUs that can be used for family members, caretakers, or rentals if desired by the property owner. The Point @ Snow Canyon Retirement Community includes an age-in-place concept which includes single-family homes, multi-family townhomes, and assisted living in a large centrally located building.

F
We believe that the market will respond well to the implementation of this strategy (approval of project as described above). More to come next year.

J
No market changes have occurred as the apartment community has yet to be constructed.

7. **Links to supporting documentation** *(Optional)*

A

E

F

J

Attachment to supporting documentation *(Optional)*

A
F_3paJQ59fyVTJ6sh
Building Permit Fee Reduction- Signed 6-10-24.pdf
228328
application/pdf

E
F_325Dux3Sn96P1W6
Ordinance No. 2025-13 PDR Cole West.pdf
489060
application/pdf

F
F_USCoytWr4jUd70Z
Ordinance No. 2025-13 PDR Cole West.pdf
489060
application/pdf

J
F_1i3AVk3kLmkfvCu
Quail Crossing %40 Deserts Edge_Denial Letter %232.pdf
27340
application/pdf

FEEDBACK & 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)*
Please allow local communities to implement the moderate income housing strategies. This is not a "one-size fits all" problem. On June 27, 2024, the Mayors of Washington County (St. George, Washington City, Hurricane City, Santa Clara, Ivins, and Springdale)had a Housing Panel meeting/discussion titled "Doing our Part" in an effort to pave the way for attainable housing in Southern Utah. This event was sponsored by SUHBA and several local businesses. Additionally, we have a monthly Land Use Task Force meeting with these communities, local home builders, and SUHBA led by Shawn Guzman and Stacy Young where we focus on finding "local solutions" to housing needs.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Santaquin city

Who is filling out this report?
Aspen Stevenson
Planner
astevenson@santaquin.gov
801-754-1927

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.santaquin.gov/ordinances

Link to general plan, moderate income housing element:
https://www.santaquin.gov/communitydev/page/general-plan

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

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For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

E

Implementation Plan: Santaquin City will consider modifying zoning regulations to expand the area where detached accessory dwelling units are permitted. Considerations to permit detached accessory dwelling units in the R-15 Zone will be reviewed by the Planning Commission and City Council.Benchmarks and Timeline – A legislative process will be initiated to consider permitting detached accessory dwelling units in the R-15 Zone before June 1, 2025. Possible action will be implemented before August 1, 2025.Location in Santaquin General PlanPage 72

L

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 – Santaquin City will start the process of updating the Storm Drain Master Plan before August 1st, 2025. 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 before August 1, 2026.Location in Santaquin General PlanPage 72

W

Implementation Plan: Santaquin City will consider modifying zoning regulations to reduce the minimum square footage requirements for various residential unit sizes in the Min Street Commercial (MSC) Area in the Main Street Business District (MSBD) zone.Benchmarks and Timeline – A legislative process will be initiated by June 1, 2025. Possible action will be implemented before August 1, 2025.Location in Santaquin General PlanPage 72 & 73

B

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. Benchmarks and Timeline – In 2024, the Santaquin City Council initiated a contract to start the design of the next phase of the expansion of the WRF. Santaquin City will vote on approving the construction cost to upgrade the WRF before August 1, 2025 and construction will start before August 1, 2026. Location in Santaquin General PlanPage 73

J

Implementation Plan: Santaquin City will consider modifying zoning regulations to allow an increase in density within a PUD by six percent (6%) if ten percent (10%) of the units are built to the minimum unit size.Benchmarks and Timeline – A legislative process will be initiated by July 1, 2025. Possible action will be implemented by August 1, 2025.Location in Santaquin General PlanPage 73

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
8-Jan-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
1,496

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.**
4,800

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.**
526

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 notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
No additional description needed.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
44

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
47

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

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 – Santaquin City will start the process of updating the Storm Drain Master Plan before August 1st, 2025. 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 before August 1, 2026.

L

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 – Santaquin City will start the process of updating the Storm Drain Master Plan before August 1st, 2025. 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 before August 1, 2026.

W
Implementation Plan: Santaquin City will consider modifying zoning regulations to reduce the minimum square footage requirements for various residential unit sizes in the Min Street Commercial (MSC) Area in the Main Street Business District (MSBD) zone.Benchmarks and Timeline – A legislative process will be initiated by June 1, 2025. Possible action will be implemented before August 1, 2025.

B
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. Benchmarks and Timeline – In 2024, the Santaquin City Council initiated a contract to start the design of the next phase of the expansion of the WRF. Santaquin City will vote on approving the construction cost to upgrade the WRF before August 1, 2025 and construction will start before August 1, 2026.

J
Implementation Plan: Santaquin City will consider modifying zoning regulations to allow an increase in density within a PUD by six percent (6%) if ten percent (10%) of the units are built to the minimum unit size.Benchmarks and Timeline – A legislative process will be initiated by July 1, 2025. Possible action will be implemented by August 1, 2025.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E
The Santaquin City Council adopted Ordinance No. 03-02-2025 on March 4, 2025, which permit detached accessory dwelling units in the R-15 Residential Zone.

L
Santaquin City has started to coordinate with Horrocks Engineers to commence the Strom Drain Master Plan update process.

W
The Santaquin City Council adopted Ordinance No. 04-03-2025 on April 1, 2025, which reduces the minimum building size in the Main Street Commercial (MSC) in the Main Street Business Districts (MSBD) Zone.

B

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 Water Reclamation Facility (WRF). Since the moderate income housing element of the Santaquin City General Plan was updated in March 2024, 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. In October of 2024, Santaquin City entered into a contract with VanCon Inc. to assist with value engineering of the WRF. In June of 2025, Santaquin City entered into a construction contract with VanCon Inc. Construction in anticipated to start in July of 2025.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.

J

The Santaquin City Council adopted Ordinance No. 05-01-2025 on May 6, 2025, which adds a six percent (6%) density increase for developments that build ten percent (10%) of total units to the minimum unit size within planned unit developments

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E

The Santaquin City Council adopted Ordinance No. 03-02-2025 on March 4, 2025, which permit detached accessory dwelling units in the R-15 Residential Zone.

L

The Santaquin City Council will review the update to the Storm Drain Master Plan and associated Impact Fee Facility Plan and Impact Fee Analysis in the summer of 2026. Following approval, the City Council will consider amendments to the Fee Schedule for Santaquin City and a 10% reduction on associated impact fees for detached accessory dwelling units.

W

The Santaquin City Council adopted Ordinance No. 04-03-2025 on April 1, 2025, which reduces the minimum building size in the Main Street Commercial (MSC) in the Main Street Business Districts (MSBD) Zone.

B
Santaquin City entered into a construction contract with VanCon Inc. in June of 2025 with construction anticipated to start in July of 2025. I 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.

J
The Santaquin City Council adopted Ordinance No. 05-01-2025 on May 6, 2025, which adds a six percent (6%) density increase for developments that build ten percent (10%) of total units to the minimum unit size within planned unit developments.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E
No barriers were experienced in the implementation of this strategy.

L
No barriers were experienced in the implementation of this strategy.

W
None.

B
None.

J
None.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

No building permits for detached accessory dwelling units have been applied for since the ordinance. We have received several calls from residents that have asked follow-up questions and expressed interest in doing a detached accessory dwelling unit.

L

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.

W

This action has not created any noticeable impact on the market yet since no development has occurred within the Main Street Commercial (MSC) Area of the Main Street Business District (MSBD) Zone.

B

This action has not created any noticeable impact on the market yet since this is still in the beginning phase of updating the WRF.

J

This action has not created any noticeable impact on the market yet.

7. **Links to supporting documentation** *(Optional)*

E

L

W

B

J

Attachment to supporting documentation *(Optional)*

E

L

W

B

J

FEEDBACK & 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)*

Give counties or municipalities more time to implement strategies. Implementing new strategies should not be annual. It takes longer to notice a difference in the market than just one year.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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
Long Range Planner
TMorlan@saratogasprings-ut.gov
801-766-9793

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.saratogasprings-ut.gov/DocumentCenter/View/11366/General-Plan-Appendix-B-Moderate-Income-Housing-Implementation-Plan---Adopted-January-3-2023

Link to general plan, moderate income housing element:
https://www.saratogasprings-ut.gov/DocumentCenter/View/11366/General-Plan-Appendix-B-Moderate-Income-Housing-Implementation-Plan---Adopted-January-3-2023

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Map: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=82ede6e7dfc641de896a72a2996e7fb1 Tables: https://www.saratogasprings-ut.gov/DocumentCenter/View/696/1904-Establishment-of-Land-Use-Zones-and-Official-Map

When did the last zoning map or text amendment occur?
July 1, 2025 (Planned Community and Agricultural to Institutional/Civic for the new High School)

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
19,764

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.**
2,813 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.**
1,341 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.
Due to economic conditions, developers chose not to bond for infrastructure and were 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 in the south end of the City.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, 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

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
IADU Registration Forms approved (required for IADU building permits)

Total known number of Accessory Dwelling Units recorded as of the report submission date:
23
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
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, 2024 and July 31, 2025:
We don't track 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, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
9 IADU registrations approved

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

Goal: Allow for a variety of housing types within the city and within various neighborhoodsBenchmarks 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.

E

Goal: Allow Internal Accessory Dwelling Units (IADUs) in Saratoga SpringsBenchmarks 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.

F

Goal: Saratoga Springs will focus on fully entitling a previously identified area with access to Pioneer Crossing Boulevard and future access from Mountain View Corridor for development of a mixed-use town center including higher density residential development. 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.

G

Goal: Saratoga Springs identified the Pony Express right-of-way as a future transit corridor, either BRT or LRT. The strategy encourages the development of higher density or moderate income residential development for households that rely on transit. Benchmarks and Timelines:1) Annually: Number of new units and densities approved in Planned Communities along this corridor2) Annually: Any rezones that occur along this corridor that support additional increased density.

V

Goal: The PC and MR zones currently allow developer-initiated adjustments to densities and housing types as incentives for open space, trails and similar community amenities. Benchmarks and Timelines: Review these Annually1) Number of acres and units developed within the PC, MR, and MW zones2) Document and compare the number of single-family building permits to multi-family building permits issued citywide3) 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.(This was approved under Strategy W, which changed to Strategy V this year)

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Benchmark 1: Track total number and types of built, approved, and pending/entitled residential units.* Built units: The city has approved 1,598 total new residential building permits. This includes permits for 662 single-family lots and 936 multi-family units. * Approved units: The City has approved 2,780 residential units and 89 assisted living beds during this time period. This includes 1,569 units approved administratively through a Final Plat application, and 1,211 units approved by City Council (69 units through a Preliminary Plat application and 1,142 units through master planned developments).* Pending units: 19,764 entitled units remain.Benchmark 2: Breakdown of single-family product by lot size and IADU status.Total # single-family lots: 12,502IADU Eligibility:* 2,746 eligible units* 9,577 ineligible units * Single-family lots less than or equal to 6000 square feet: 3,855 (30.8%)* Single-family lots more than 6000 square feet: 8,647 (69.2%)Benchmark 3: Any new approved Community Plans and Village Plans.Wildflower Village Plan 5 (commercial only), Wildflower Village Plan 9 (1,002 single-family and multi-family units), and Mt Saratoga Overlook Village Plan 4 (120 single-family units) were approved in the past year.

E

Benchmark 1: Continue to review and amend the code for increased clarity and usability.The last IADU code amendment was approved by our City Council on October 1, 2024. This amendment clarifies the process for identifying properties that are eligible for IADUs, removing the IADU map itself from the code and including a reference to our GIS maps to allow for details to be more clearly shown.Benchmark 2: Track metrics on any applications for IADUs and report the number of IADU applications processed.We have a total of 23 approved IADUs in the city, an increase of 9 since the last reporting period. Benchmark 3: At least 3x a year, educate residents on how to obtain an IADU permit.IADU Social Media Posts:* Fall - October 3https://www.facebook.com/photo/?fbid=919228793571281&set=a.221210626706438* Winter - December 27https://www.facebook.com/photo/?fbid=979920850835408&set=a.221210626706438* Spring - April 24https://www.facebook.com/photo?fbid=1068022178691941&set=a.221210626706438* Summer - July 11https://www.facebook.com/photo/?fbid=1126517336175758&set=a.221210626706438

F

Benchmark 1: Complete a small area plan for the mixed-use town center area.This was completed and adopted by the City Council on April 9, 2024, ahead of this reporting year.Benchmark 2: Update ordinances as needed to implement the Town Center small area plan.We have taken the initiative to proactively identify future high capacity transit corridors and are waiting on other stakeholders before we can take action on these new areas. In December 2025, we applied to MAG's TAG Grant program for a future Station Area Plan in the Downtown Area. In April 2025, we heard back that the project is a competitive project and a good idea, but we need to wait on the completion of several regional transit visioning projects, including the Fresh Look Transit Study and the West Utah County Interagency Action Plan for Sustainable Growth, then we can reapply for the TAG funding to move this forward. Both projects are estimated to be complete by the end of the 2025 calendar year.We have also maintained our small committee of City staff that meets monthly to stay coordinated on efforts to implement the Downtown Plan, including any City Code/policy changes needed. The City is working with the land owner and developer to come to agreement on a potential site plan for the subject area. Benchmark 3: Work with landowners and developers to implement the Town Center small area plan.The property owner provided a letter of support for our MAG TAG application for the future Station Area Plan in this area. If there is a developer chosen for the Downtown Plan, we plan to work with them as well.The Economic Development Director continues to meet with the property owner as well as a potential developer to get the first phase of this plan moving.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).

G

Benchmark 1: Number of new units approved in Planned Communities along this corridor.Adjacent to this corridor off of 400 North, 54 residential units (16 single-family and 38 multi-family) and 89 assisted living beds were approved as a part of the Sierra Estates Phase 3

subdivision. Benchmark 2: Any rezones that occur along this corridor that support additional increased density.No rezones in this corridor area have occurred in this report year.

V

Benchmark 1: Number of acres and units developed within the PC, MR, and MW zonesPC Zone: 2,619 units, 637.05 acres* Final Plat Approvals: 1,477 units, 246.43 acres* Village Plan Entitlements: 1,142 units, 380.62 acresMR Zone: None.MW Zone: None. Benchmark 2: Number of single-family building permits to multi-family building permits issued This reporting year, we have issued building permits for 662 single-family units and 936 multi-family units.Benchmark 3) Number of lots that are 6,000 square feet and smallerAs of the date of this report, we have a total of 3,855 single-family lots less than or equal to 6000 square feet, and 8,647 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.With 1,477 units approved in the PC zone out of a total 1,569 units receiving final plat approval, an increasing number of units are being approved in our highly flexible PC zone.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

See Response to Item #4.

E

See Response to Item #3. 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.

F

See Item #3.The City has also taken a leading role in regional discussions about high-capacity transit corridors in Northwest Utah County and Southwest Salt Lake County over the past year, including participation in the Fresh Look Transit Study which began in Spring 2024, the TAC for the Utah County update to the Wasatch Choice Vision which began in November of 2024, and the MAG RTP Update which was started in April 2025. Once a plan with definitive future transit routes is published, we can proceed with more detailed plans to meet this goal. We have also supported UTA as it prepares to begin the new Route 860 through Saratoga Springs and Eagle Mountain City along Pony Express Parkway, and we have approved the concept plan for our first Saratoga Springs Park and Ride in preparation for this route. The Park and Ride Site Plan is currently under review as of the first submittal in June 2025.

G
See Response to Item #3.The City has also been working diligently on regional transportation projects and studies as described in Strategy F above which will increase the City's ability to take action along this Pony Express corridor along with several other future transit lines proposed within City boundaries. The City has updated our Mixed Waterfront Zone Design Standards as approved by the City Council on September 9, 2024, and we are nearing completion of another update to the Zone, expanding some standards citywide.

V
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.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A
None.

E
We have not received very many IADU applications, although that number is steadily increasing for the first year since we adopted our IADU ordinance. 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.

F
The land owner and potential developer have proposed several concepts which do not match the approved Downtown Plan and do not utilize the vested 75 units per acre available on this property. Currently, the Downtown Plan is not a mandatory document.The City is eager to proceed with a transit study and future Station Area Plan in the Downtown Area, but we need to wait until several regional projects are completed and transit lines identified on paper to move forward on this project.The completion of the above referenced regional plans will inform where the City can proceed with planning for commercial, mixed use, and higher density zones along future transit routes. As identified in our goals, Pony Express is a major corridor that will likely be identified.

G
A good portion of this Pony Express 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 d

V
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. Our city as a whole has an overall average density of 7.1 units per acre.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A
We have seen a major increase from the 2023-24 to 2024-25 reporting year in the number of entitled units being recorded and approved for building permits, making us the fastest growing city in the state by some metrics. This is likely due to completion of significant infrastructure improvements in parts of the City.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.We do not track metrics on rental properties.

E
We had a slight increase in the number of IADU registration applications this past year for the first time. We have continued to have a steady increase in interest and engagement from the public on this subject, even as we are repeating informational posts each quarter. 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.

F
The land owner and developer for the Downtown Plan have proposed several concepts which do not match the approved Downtown Plan and do not utilize the vested 75 units per acre available on this property.With regards to transit in general, the residents seem to be more eager and supportive of additional transportation options in the region. As more studies and plans are completed relating to transit in our City, we can adjust any housing, zoning, and transportation plans to respond as necessary.

G

While we have not seen a large amount of land use approvals along this corridor, master planned projects that were vested and approved in the past reporting year are moving forward in the entitlements process and are in progress.

V

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.

7. **Links to supporting documentation** *(Optional)*

A

https://www.saratogasprings-ut.gov/898/Approved-Master-Development-Plans

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https://www.saratogasprings-ut.gov/DocumentCenter/View/13591/Downtown-Plan---March-2024

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Attachment to supporting documentation *(Optional)*

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FEEDBACK & RECOMMENDATIONS

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

Other (Please specify)

Understanding the requirements of the upcoming State Housing Plan

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

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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@smithfieldutah.gov
(435) 792.7989

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://smithfieldut.portal.civicclerk.com/event/445/files/attachment/542

Link to general plan, moderate income housing element:
https://smithfieldutah.gov/sites/default/files/fileattachments/community_development/page/2881/2024_moderate_income_report_actions.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

L

V

For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

L

Reduce the amount of total impact fees placed on moderate income housing by 15%, 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 15% reduction in city impact fees, for new construction of approved moderate-income housing, will begin in September of 2025 through August of 2026. 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.

V

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 2028. Neighborhood Housing Solutions has proposed to develop a 55-year-old or older community in the current MPC (Master Plan Community) Zone, as part of a future phase. Smithfield City has worked with the developer on an agreement to finalize an essential road connection to Main Street (780 North to 630 North). This arrangement would suspend the proposed retirement phase until a later date.This future community will not negate the possibility of another developer from proposing another 55-year-old or older community. Smithfield City is still in discussions with others to establish a necessary subdivision.

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://smithfieldutah.gov/sites/default/files/fileattachments/community_development/page/2751/zoning_map_12-11-24.pdf

When did the last zoning map or text amendment occur?
Ordinance 24-26 December 11, 2024

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
There are 743 units that were approved 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 695 units, that equates to a 31% increase in density. This year we have seen an increase in special density units. An additional development was added, and the first phase has been approved.

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 37 residential lots that have been approved to be built on, that 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 377 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. This year it has proven the same as the last. In terms of residential subdivisions with approved higher density (MPC and PUD), there has been far less public clamor because the subdivisions are approved and are moving forward. The public

complaints, however, are the same as they have been in the past. Higher density brings lower value, higher crime, added traffic, etc.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
We are seeing a consistency in the amount of growth from last year. The current city council, that was appointed last year, has been less than eager to approve higher density. We are still seeing higher amounts of permits requested because the high-density developments were approved by the previous Council. 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

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
There are 46 internal accessory apartments, 39 of which were recoded last year.

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
There have been 7 new accessory apartments approved.

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
All 7 units have been inspected and approved.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
Each of the 7 are internal ADU's, external units are allowed but none have been recorded.

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

L

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U

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

L

In the previous reporting year, we proposed to reduce the city impact fees for moderate income housing by 10%. We also proposed reviewing and analyzing that amount at the end of the reporting period, for a probable adjustment. This would be repeated each year until we potentially reached 25% in 2029.

O

Our original objective was to create a partnership with a developer that promotes moderate income housing. That entity must utilize programs offered by the Utah Housing Corporation, Utah Work Force Services or the Association of Governments.We approached Neighborhood Nonprofit Housing about a possible partnership that would allow them to offer impact fee reductions to their clientele. This partnership would also support work with them concerning housing design and principles that would allow for more economical and low cost housing. Our hypothesis would provide more moderate income housing within the city.

U

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 community will also have the ability to increase density and have different housing types.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

L

Implementing a 10% reduction on impact fees has benefited multiple housing permits, including Neighborhood Nonprofit Housing. Smithfield City has resolved to raise the amount in this reporting year by 5%, so that the total impact fee reduction would be 15%. This impact fee reduction is available to any applicant who effectively demonstrates that they are within the moderate income category as determined by the State (see the amended strategy).

O

After deliberation, it was decided to partner with Neighborhood Nonprofit Housing for a period of (5) five years. This is an ongoing relationship until July of 2029, which gives us more latitude in applying impact fee reductions to the applicants that they work with (see attached document).

U

This is a phase of the approved Master Plan Community and will be designed and approved by August of 2028. The construction and scheduling of said community will be left to the developer (see attached).

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

L

After the City Council approved the strategy on July 10th of 2024, we have implemented this strategy in 19 cases (permits). We fully expect this number to increase each year, based on the approval of the Smithfield Pointe Master Plan Community, being utilized by Neighborhood Nonprofit Housing. Smithfield Pointe MPC is currently building in phase (4) four of (13) thirteen.

O

After the City Council approved the strategy on July 10th of 2024, we have implemented this strategy in 19 cases (permits). We fully expect this number to increase each year, based on the approval of the Smithfield Pointe Master Plan Community, being utilized by Neighborhood Nonprofit Housing. Smithfield Pointe MPC is currently building in phase (4) four of (13) thirteen.We have also had many working discussions about design and housing types that give them an advantage in finding competitive pricing for building homes.

U

There have been no land use regulations made on this strategy.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

L

No major barriers were encountered with the exception of the smaller number of applicants from Neighborhood Nonprofit. They typically don't build as fast as other developers, based on the income of applicants and mode of housing.

O

None. We expected some of the other developers to disapprove. However, because they don't offer the same type of programs, they weren't able to object with prejudice.

U

It was originally going to be built as an earlier phase but has been scheduled to be constructed at a later date. The city has requested that they move forward with a collector road (780 and 680 North) that runs through the project to Main Street, Highway 91.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

L

The number of applications that applied for the 10% reduction from 2023 to 2024 was (16) sixteen. The current reporting year (2024 to 2025) has seen an increase to (19) nineteen. This increase isn't significant enough to make changes to the housing market; however, we are confident that our use of multiple strategies will have more of an impact.

O

The number of applications that applied for the 10% reduction from 2023 to 2024 was (16) sixteen. The current reporting year (2024 to 2025) has seen an increase to (19) nineteen. This increase isn't significant enough to make changes to the housing market; however, we are confident that our use of multiple strategies will have more of an impact.Moving forward, the city hopes to use this partnership to be more persuasive with other developers to establish similar programs, or foster efficient designs that would allow them to sell product to moderate income individuals.

U

None. We have had some increase in requests for 55 plus housing and are working on details with other developers as well.

7. **Links to supporting documentation** *(Optional)*

L
https://smithfieldcity.org/comdev

O

U

Attachment to supporting documentation *(Optional)*

L
F_xbcH4SIavrDK6tj
Strategy L.pdf
61853
application/pdf

O
F_damaK2cfPAlr1Xb
Smithfield City_NNHC Partnership 2024-2025_Signed.pdf
313636
application/pdf

U
F_3stDqPDdkf7AO5o
55 Plus Community in MPC.pdf
588878
application/pdf

FEEDBACK & 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,Other (Please specify)
The report needs to be fluid and more straight forward.

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)*

Reporting needs to be fluid and more straight forward. The questions and request for information need to be better laid out. We need the ability to alter or change any wording or clarify information (move back and forth within the entire report.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

South Jordan city

Who is filling out this report?
Joe Moss
Long Range Planner
jmoss@sjc.utah.gov
801.253.5203

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.sjc.utah.gov/DocumentCenter/View/8116/Moderate-Income-Housing-Plan-and-Housing-Study-January-2025

Link to general plan, moderate income housing element:
https://www.sjc.utah.gov/DocumentCenter/View/8116/Moderate-Income-Housing-Plan-and-Housing-Study-January-2025

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

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For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

E

2025• Approve the modified Daybreak MDA.• Advertise ADU changes and report ADU permits.• 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.• City staff will post the guide on the City's website and promote it on the City's social media accounts.• City staff will continue to track and report ADU permit numbers.• Consider additional modifications to the City's ADU requirements.• 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.• 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.2026-2030, Annually• City staff will continue to track and report ADU permit numbers by year.• City staff will evaluate the effectiveness of changes made to the ADU ordinance and determine if further improvements are needed to further eliminate barriers.

G

2025• The City will continue collaboration with the Daybreak Developer to implement the HTRZ including review and approval of land use applications.• Consider changes to the PD Floating Zone.• City staff will present proposed changes for further discussion and possible adoption to the Planning Commission and City Council.2026-2030, Annually• The City will facilitate ongoing coordination with the Daybreak Developer including:• Review and approval of City land use applications and permits required to build and implement the Downtown Daybreak plan, including the affordable housing aspects of the Daybreak HTRZ. • Collaborate to work through any identified barriers such as the various public infrastructure challenges a development of this size encounters.

H

2025• City staff will evaluate how to further strengthen the existing parking reduction ordinance and clarify shared parking requirements.• City staff will identify areas where parking reductions may be allowed administratively.• 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 and follow up that discussion with a proposed text amendment.2026-2030, Annually• City staff will evaluate the effectiveness of changes made to the parking ordinance and determine if further improvements are needed to address additional barriers.

J

2025• Consider changes to the PD Floating Zone.• 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.2026-2030, Annually• City staff will evaluate 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 and work together for solutions on any further barriers.

O

2025• City Staff will research opportunities to utilize HOME funds for use in the home repair program.• City Staff will explore the re-establishment of a rental assistance program with HOME funds. • The city will work to expand education on resources available to moderate income residents.2026• The City will renew the HOME interlocal agreement.• City Staff will implement any funding received into programs, as appropriate. • City Staff will explore the viability of any additional interlocal agreements that would improve Moderate Income Housing in South Jordan. 2026-2030, Annually• City staff will continue implementation of any relevant funded programs, as appropriate and will evaluate their effectiveness and identify any barriers to further implementation.

P

2025•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.•Seek City Council and RDA Board approval of the Senior Housing Project.oCity 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.oCity 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.oCity 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.2026-2030, Annually•City staff will evaluate new opportunities for Moderate Income Housing as additional RDA funds become available.

W

2025• City Staff will continue to partner with the City's Consultant to complete a SAP for the frontrunner station. • 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.• City staff/City's consultant will present all SA s or SA resolutions to the City Council for its approval.• City staff/City's consultant will present all SA s or SA resolutions to the RGC for its approval.2026-2030, Annually• City Staff will continue the implementation of the SAPs and evaluate their progress for any shifts in strategy that may be needed to address barriers.

ZONING MAP

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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.

https://experience.arcgis.com/experience/89d0dad1157a4e8f923d8a68ab9f5b32

When did the last zoning map or text amendment occur?

6/17/2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
11,502

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.
1634

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.**
163 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.**
68

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 notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
•Only approximately 50 possible units have entitlements outside of South Jordan's planned communities. These are largely products of homes with double lots, remnant parcels with access or spatial constraints, or holdout parcels from property owners who do not wish to develop. •The vacant lot total provided above is reflective of developments that have currently subdivided and residential is anticipated, however the vast majority of entitled units are within larger, subdivided parcels that are part of planned communities. •These Planned Communities are Daybreak, Shoreline, and a large area on the west side recently annexed owned by Rio Tinto. •Daybreak is nearing a complete buildout as the last planned neighborhoods are constructed including its downtown. Out of a maximum of 20,785 entitled units, they have completed or are currently developing 11,499 units, leaving an additional 9,286 units possible. •Shoreline has development entitlements, but has not yet developed. Shoreline accounts for the majority of unbuilt entitlements at 1,634 entitled units. •The annexed area owned by Rio Tinto is currently zoned A-5, for minimum 5 acre lots. This accounts for 455 possible units under the existing zoning, however it is anticipated that this will be incorporated into a planned community which will allow for more units than currently zoned for.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
ADU Permit administered by the Planning Department (Note that ADU permits are not tracked in Daybreak as they have established different permitting process per the 2003 Master Development Agreement.)

Total known number of Accessory Dwelling Units recorded as of the report submission date:
284 since 2012

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
N/A (ADUs tracked via ADU permits, not building permits)

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
N/A (ADUs tracked via ADU permits, not business licenses)

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
The City processed and approved 24 ADU applications from 8/1/24-7/22/25

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

2024-2025•Work toward long-term ADU solution for Daybreak. oCity 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. oCity 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. oCity 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. oCity staff will post the guide on the City's website and promote it on the City's social media accounts. oCity staff will continue to track and report ADU permit numbers by year. •Consider additional modifications to the City's ADU requirements. oCity staff will research additional changes to the City's Accessory Dwelling Unit Floating Zone, particularly expanding opportunities for and streamlining regulations of detached ADUs. oCity 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.Previous Implementation2020 •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. 2024•The City modified the zoning code to permit guesthouses (detached ADUs) in any residential zone if it could meet other previously established requirements such as lot size. •In 2024 the City approved 26 ADU applications•Between 2012 and the end of 2024, the City approved 271 ADU applications.

G

2024-2025 •Continue partnering with Daybreak to develop and implement plans for Downtown Daybreak and the Daybreak HTRZ. oThe 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.Previous Implementation2020•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).2024•The City continued partnership with Daybreak to develop and implement plans for Downtown Daybreak and the Daybreak HTRZ.

H

2024-2025 •Strengthen the existing parking reduction ordinance. •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.Previous Implementation2020-2023•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.

J

2024-2025•Consider changes to the PD Floating Zone. oCity staff will present proposed changes for further discussion and possible adoption to the Planning Commission and City Council. oContinue partnering with the Shoreline developer to develop and implement the Shoreline PD Zone plans. •The City will sign a development agreement with the Shoreline developer. oThe 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.Previous Implementation2022•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•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.•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.•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.

P

2024-2025•Continue partnership with Ivory Innovations to build the Senior Housing Project. oCity 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. oCity 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. •Seek City Council and RDA Board approval of the Senior Housing Project. oCity 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. oCity 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. oCity 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.Previous Implementation2020oThe 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.oThe City's Community Development Block Grant ("CDBG") collaborated with Assist, a local non-profit that provides home repairs to low- and moderate income households.oThe 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.2021oIn 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.2022oThe 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.oThe CDBG program continues to fund projects to improve walkability and quality of life in low- and moderate-income qualifying neighborhoods.oThe 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.2023oThe 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.oThe 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.oIn 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.2024oThe City continued partnership with Ivory Innovations to build the Senior Housing Project, worked toward identifying options for community concerns about the Senior Housing Project and explore all options for addressing those concerns.

W

2024 -2025•City staff will work with WFRC to hire a consultant to finish all the required SAPs or SAP resolutions. oCity staff/City's consultant will collect all existing land use plans and agreements that are applicable to station areas in the City to in

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E

•City staff worked with the developer on the ADU pattern book and provided clarification on what is currently allowed under the existing regulations. Staff has flagged the ADU regulations as an area in need of clarification in the Daybreak MDA, and is waiting for the developer to move forward on an MDA amendment in the future. •Staff drafted an illustrated ADU guide to help explain ADU regulations for areas outside of Daybreak. The ADU guide was published on the city website and posted about it on its social media in July 2025.•City staff tracked all ADU permits and included the updated numbers in the updated MIH plan.

G

•The City adopted a Station Area Plan for the HTRZ's station area in December of 2024. •The City has continued to work with the Daybreak Developer to process numerous development applications within the HTRZ including those for affordable housing units. •In February 2025The City amended the PD floating zone to allow densities greater than 8 units per acre in areas east of the FrontRunner line in addition to station areas.

H

•City Staff is researching parking requirements for a broader update in early 2026

J

•Since approval of the Shoreline PD Zone in November of 2023 and has engaged with ongoing coordination with UDOT on the U-111 realignment which needs to be constructed before the project can move forward. •In February 2025, the City Council adopted modifications to the PD floating Zone to allow for dwelling units greater than 8 dwelling units per acre in areas located east of the FrontRunner rail line.

P

•In 2024 the decision was made to look at alternative sites for the project. •Since then the City has continued to work with the developer to identify an alternative site. As of June 2025, negotiations are underway to procure the alternative site for the project to move forward.

W

•The City adopted SAPs for the TRAX stations in December of 2024•The City has adopted the FrontRunner station area plan in July 2025.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E

The City processed and approved 24 ADU permits between August 1 and July 22, 2025

G

In February 2025 the City amended the PD floating zone to allow densities greater than 8 units per acre in areas east of the FrontRunner line in addition to station areas. One PD floating zone application has since been approved in this area.

H

•City Staff has continued reviewing reduced parking ratios on a case by case basis for developments near transit.

J

•The city staff has engaged the City Council about consideration of design standards that could possibly be incorporated into new PC zones.

P

Once the project site has been procured, appropriate zoning action will be taken to accommodate the project.

W

The City has continued to review and approve development applications in the TRAX Station areas in accordance with the new Station Area Plan, including opening the new Downtown South Jordan Station.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E

A revision to the Daybreak MDA is a large undertaking that has only happened a few times since its inception 20+ years ago. The City is waiting till the Daybreak Developer is ready to open the agreement to address ADUs alongside other items.

G

None

H
None

J
The City has put in place all the necessary framework for the project, however the timing of UDOT improvements has yet to allow for the project to move forward.

P
•Public pushback on the original location changed the projects timeline. Identifying and procuring an alternative site for the project has taken longer than anticipated.

W
None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E
A change in code was made in May 2024 to allowed more zones to be eligible for detached ADUs. Since then, staff has processed and approved three detached ADUs that would have been previously ineligible.

G
The Daybreak Developer has built or is in process of construction of commercial and residential elements within the HTRZ including the six commercial buildings including the Ballpark, a movie theatre, a 203 unit affordable housing project, and a mixed use building with ground floor retail and 131 vertically integrated residential uses above. These are the first residential developments out of the planned 4,724 total units in the HTRZ. One PD floating zone application for a mixed use project with a maximum of 210 dwelling units was approved since the PD Floating zone was amended to allow for increased density in areas east of the FronRunner rail line.

H
Developers requesting parking reductions and supplied parking studies to support their requests. These have generally been approved via development agreements.

J
No development applications have been filed for development in the Shoreline PC zone to date.

P
The project is not yet complete and has not affected market

W

Development in TRAX station areas has proceeded as planned with the Daybreak Developer. Two development applications in the FrontRunner SAP area have been received as the plan was being developed and have been accounted for in the plan development.

7. **Links to supporting documentation** *(Optional)*

E

ADU Guidebook: https://www.sjc.utah.gov/DocumentCenter/View/8227

G

H

J

P

W

TRAX Station Area Plan: https://www.sjc.utah.gov/DocumentCenter/View/8115/South-Jordan-TRAX-Station-Area-Plan-2024- FrontRunner Station Area Plan: https://www.sjc.utah.gov/DocumentCenter/View/8236/South-Jordan-FrontRunner-Station-Area-Plan-2025-

Attachment to supporting documentation *(Optional)*

E

G

H

J

P

W

FEEDBACK & 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)*

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

South Ogden city

Who is filling out this report?
Alika Murphy
City Planner
amurphy@southogdencity.gov
801-622-2711

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.southogdencity.com/document_center/Ordinances/2025/Ordinance%2025-05%20-%20Amend%20General%20Plan%20for%20MIH%20-%2015%20Apr%2025.pdf

Link to general plan, moderate income housing element:
https://www.southogdencity.com/document_center/Planning%20&%20Zoning/AMND%204_15_2025%20South%20Ogden%20General%20PlanR.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

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A

For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

P

■Analyze the feasibility to develop moderate-income housing on the city-owned property at 40th and Evelyn. (Winter 2025)■Seek LIHTC funding to help with construction of deeply affordable housing (30% AMI) orother income-restricted housing projects. (Spring 2026)

K

■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 2026)■Explore the cost/benefits of establishing a Housing Preservation Fund. (Spring 2026)■Explore cost/benefits of creating a Housing Loss Mitigation Fund for the development orpreservation of moderate-income housing. (Spring 2026)■Explore ways to utilize housing funds from the City Center CRA to incentivize landlords to deed-restrict units, subsidize development-related fees, etc. (Spring 2026)

E

■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).■Review the ADU ordinance to consider allowing them on smaller sized lots (Spring 2026)

A

■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).■Track the number of new housing units established from the city’s form-based code districts (40th Street General, City Center General, City Center Core, Riverdale Road General) to monitor the number of units that qualify as moderate-income housing units (Spring 2025-Spring 2026) ■Seek assistance with a small area plan for the city center core and potentially modify the zoning code to allow for that vision (Spring 2025-Spring 2026)

ZONING MAP

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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.

https://www.southogdencity.com/document_center/Planning%20&%20Zoning/2024-10-21%20RZONING%20MAP%2036X48.pdf

When did the last zoning map or text amendment occur?

1-Oct-24

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned

conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received 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.**
100

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 551 units are entitled via a couple master development agreements. One of the property owners talked to staff earlier this year about submitting plans, but has yet to do so. The other one is still dealing with litigation. Since the city is mostly built out, there are not many available spaces to build residential units. The lots that have not developed typically have easements, steep slopes, or access that discourage developers to invest in them. The hope is that a small area plan for our city center will help guide some redevelopment in the north area of the city and

then we can look at possibly looking at getting a small area plan done for the southern portion of the city.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
Future units will come from redevelopment efforts in our form-based code area which does not have a specific density. The form-based code has requirements for landscaping and parking, but no limit on the number of total units. The 100 units stated above comes from two site plan applications within the city center core area and two proposed projects in the concept stage.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
6

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
1

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
1

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

P

K

E

A

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

P

■Analyze the feasibility to develop moderate-income housing on the city-owned property at 40th and Evelyn. (Winter 2025)■Seek LIHTC funding to help with construction of deeply affordable housing (30% AMI) or other income-restricted housing projects. (Spring 2026)

K

■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 2026)■Explore the cost/benefits of establishing a Housing Preservation Fund. (Spring 2026)■Explore cost/benefits of creating a Housing Loss Mitigation Fund for the development orpreservation of moderate-income housing. (Spring 2026)■Explore ways to utilize housing funds from the City Center CRA to incentivize landlords to deed-restrict units, subsidize development-related fees, etc. (Spring 2026)

E

■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).■Review the ADU ordinance to consider allowing them on smaller sized lots (Spring 2026)

A

■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).■Track the number of new housing units established from the city's form-based code districts (40th Street General, City Center General, City Center Core, Riverdale Road General) to monitor the number of units that qualify as moderate-income housing units (Spring 2025-Spring 2026) ■Seek assistance with a small area plan for the city center core and potentially modify the zoning code to allow for that vision (Spring 2025-Spring 2026)

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

P

The main focus of this strategy has been looking at what we can do with the property off of 40th and Evelyn. Staff has listened to the last conversation prior to my arrival to the city and has been doing research on possibilities for the property. Staff has started looking at what other cities are doing with their city owned property and how they are managed. The plan is to present the findings later on this year at a work session and get a clear direction from City Council. The two options right now are to try to develop it (the city has consulted Weber State students on design) or sell it and put the money towards the city's CRA fund to aid in creating affordable housing.

K

In previous years, the city received a research paper from a law student at the time going over possible local government actions like landlord incentive programs, deed restricted programs, and housing loss mitigation funding. Planning staff read through paper and presented the contents of the paper to City Council at the May 20th meeting. In the staff report, staff gave recommendations to the different directions we can go and ultimately the City Council stated that they would like to pursue a program similar to "Own in Ogden". Since then staff has contacted Ogden's Housing Authority and has done some additional research on it and hope to present the research to City Council later this year or early next year.

E

The city has done a good job at making steps to allow internal, attached, and external ADUs. The last modification to the ADU ordinance was done in March of 2024. Planning staff was curious if the 10,000 square foot modification was preventing more ADUs from being built. Staff

did some research on what other states are allowing and started looking at the number of lots that are below 10,000 square feet within the city. Staff presented to Planning Commission at the July 10, 2024 work session. Staff also included the innovative ADU idea that Farmington had done to get ideas flowing and to keep an open mind. This presentation was a good starting point to not overwhelm the commission. Staff plans on continuing to present information in other cities and states that don't have a set minimum lot for ADUs.

A
The city does a review at the beginning of each year of the catalytic projects outlined in our general plan. Since my planning position is new, I invited planning commission to attend a joint work session to go over each catalytic project and they were ranked from there. It was discovered that most of the top projects fell under the city center core area. This year the city received a grant from WFRC to support our pursue of a small area plan for our city center core which would house high density housing, thriving commercial and community area. Staff has been finalizing the scope of work and will select a consultant in the upcoming months. Along with this the City Manager, Mayor, and myself met with the property owners of what we expect to be the heart of the city center(Big Lots property)to start going over what is allowed, what our vision is and what our plans are with the small area plan. The property owners are willing to work with the city and are willing to wait for the small area plan. The city has also received two site plan applications for housing. One will be an apartment building replacing an old motel and the other will be townhomes that will replace a closed down bank. Both are in the review process.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

P
There has not been a land use regulation or land use decision made.

K
None has been made.

E
None yet.

A
No land use decision or regulation has been made.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

P

There has been some rescheduling with presenting to City Council due to our budget conversations and amendments taking priority. The hope was to have an initial conversation about what was discussed last year since current planning staff was not part of the city yet, and get direction from there, but since the conversation kept getting pushed staff decided to research options for the property instead and have one conversation by the end of the year.

K

None.

E

None.

A

So far there have not been any major barriers.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

P

The market has not affected this strategy yet.

K

None.

E

To staff's knowledge, the market has not greatly impacted this strategy. It may be that building the ADU takes time.

A

So far I don't think the market has affected the proposed units, but we will see as the projects progress.

7. **Links to supporting documentation** *(Optional)*

P

K
https://www.southogdencity.com/document_center/Agendas%20&%20Minutes%20-%20CC/2025/250520CCPacket.pdf

E

A

Attachment to supporting documentation *(Optional)*

P

K

E
F_szBMKntWd44HvH3
ADUs.pptx
24120125
application/vnd.openxmlformats-officedocument.presentationml.presentation

A

FEEDBACK & 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,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)*

It would be great to see how much new housing has been brought in and the positive impact it has had. I know for a couple years now many cities have been asking for data on the work we have done. Also, providing guides for the less known planning techniques like partnering with non-profits, building a housing authority, or applying for assistance or for funding.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

South Salt Lake city

Who is filling out this report?
Steve Lyon
Sr RDA and Housing Manager
slyon@sslc.gov
801-483-6061

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://sslc.gov/documentcenter/view/312

Link to general plan, moderate income housing element:
https://sslc.gov/documentcenter/view/312

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://sslc.maps.arcgis.com/apps/instant/basic/index

When did the last zoning map or text amendment occur?
7/9/2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
1432

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

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.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
6
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
2

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
3

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

E
F
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C

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

The city passed a detached ADU ordinance February 7, 2024. The approved ordinance permits for internal and external ADUs in specific residential zones when certain standards are met. Over the this past year, city staff have educated city residents when ordinance inquiries are made and have responded to questions on the several applications that have been submitted.The 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.

F

-South Salt Lake Community Development is coordinating with Wasatch Front Regional Council (WFRC) to adopt Station Area Plans (SAPs) for the Meadowbrook, Millcreek, Central Pointe Trax Stations, and the 500 East , 300 East, and 2240 S-Line stops. -The City anticipates that the SAPs for Meadowbrook and Millcreek Trax Stations will be ready for review in Fall of 2025 and for adoption by December 31, 2025. The other two SAPs, Central Pointe TRAX and SSL Downtown S-Line are ready for certification. -The City will begin working on the four S-line Station Area Plans in 2026 to complete the last SAPs in the city needed for to meet certification. The City is updating its land use code in 2026 and will update the Transit Oriented District (TOD) zones as part of that update. The city will revisit land-use plans, policies and zoning provisions to measure against the city's General Plan and its moderate income housing goals. The criteria will include: -Revisiting existing TOD boundaries;-Review of current residential

density maximums and; Promoting transit supportive design and appropriate density to leverage TOD development along TRAX and streetcar, and key bus hubs; and -Carefully evaluating areas with commercial potential for development as commercial hubs; -Evaluate potential incentive based policies to attract moderate to low-income housing developments

H

-South Salt Lake will visit and revise this as appropriate in regards to the transit-oriented development (TOD) land use plans, policies, and zoning provisions to measure effectiveness and consistency with the goals of the General Plan and the Moderate Income Housing Strategies outlined here. City is working towards: -Considering permitting tandem parking in appropriate areas; -Review annually and revise as appropriate South Salt Lake's current parking reduction requirements; and-Review and plan including policy updates sections including a "parking standards section"

Q

-South Salt Lake has adopted an ordinance, approved a land use application, made investments or approved agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the 2023 report; -The city has demonstrated significant progress towards it specific plan to the county or municipalities implementation plan- The City is creating a Housing Transit Reinvestment Zone (HTRZ) surrounding the Central Pointe Trax Station to further its goals of increasing affordable housing

V

-South Salt Lake has made progress on the two prior Station Area Plans (SAPs) and is awaiting certification of the Central Pointe TRAX and Downtown S-Line Station SAPs. -The consultants are at the tail end of the process for the Meadowbrook and Millcreek SAPs and will submit their findings and reports in September/October; -South Salt Lake is currently underway with the Meadowbrook and Millcreek Trax SAPs and anticipates that they will completed and adopted by the City Council and certified by WFRC by December 31, 2025. -South Salt Lake Community Planning will apply for further funding to complete the further S-line stations in 2026-2027 timeframe.

A

-South Salt Lake as part of its overall land use and zoning changes it is doing in 2025-26 will rezone for densities in areas of the city to facilitate the production of moderate income housing; - The goal is to identify areas in the city where higher den

C

-South Salt is implementing this strategy to strengthen the city's existing R-1 zone and to increase overall homeownership rate in the city. Currently South Salt Lake has a 37% homeownership rate. -This strategy is part of long-term effort to stabilize ne

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E

Staff have assisted several residents with applications to modify residential units in the R1 (single-family) and RM (residential multiple) zones with inquiries and applications for internal and detached Accessory Dwelling Units (ADU) in these two specified zoning districts.

F

South Salt Lake staff have coordinated Station Area Planning with WFRC and the City of Millcreek to take community, stakeholder and elected officials input into the Meadowbrook and Millcreek Station Area Plans. Staff have facilitated meetings with consultants to ensure plans will be adopted by December 31, 2025. Staff continue to evaluate the TOD district as part of the future land use update in 2026 and the needs for transit oriented solutions as the city continues to develop its TOD zone

H

-South Salt Lake has been working its Station Area Plan for the city's Downtown District, called "SSL Downtown Connect". This area encompasses both the Central Pointe Trax and the South Salt Lake Downtown S-Line stop. The city has completed the Downtown Connect SAP, and is in the process of completing the Millcreek/Meadowbrook SAP. It is anticipated that these SAPs will be certified by year end. The city will apply for further funds for the remaining S-Line Station Area Plans in early 2026. The city continues to address the parking on this area with its planned update of its land use ordinances in 2026.

Q

The city has approved one land use application for the "Time Square" development and another development is currently in the entitlement process in the HTRZ zone.

V

-City staff coordinated with Wasatch Front Regional Council (WFRC) to finalize an RFP for consultants for the Meadowbrook & Millcreek Station Area Plans (SAPs). This was done in coordination with the City of Millcreek to ensure input on the Meadowbrook SAP for the 3900 S Main area. -Staff have worked with the selected consultants to ensure community involvement and that the SAP is moving forward to meet the deadline of for adoption.

A

-South Salt Lake staff have identified the need to increase densities in some areas of the city where it is appropriate and can enhance existing uses as it is updating its land use codes; -Staff see the need to add density which will add density where appropriate as it relates to missing-middle housing and other housing types (e.g., townhomes, for-rent apartments, etc.) to increase housing affordability and availability within the areas where the densities are approved

C-
South Lake identified its legacy neighborhoods as needing particular attention for homeownership and support; -The city hired a housing manager to oversee the affordable housing efforts and to increase affordable housing efforts in the city;-The project is currently identifying housing stock that is uninhabitable within the city and working to acquire homes to convey to the third-party partner for rehabilitation and resale to low-to-moderate income homebuyers.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E
The 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.

F
A land use decision has not been made, but is expected to be made when the consultant's reports are submitted and the land use changes are made to the city's code. Additionally it is anticipated that WFRC will provide a certificate of compliance for our Downtown Connect Station Area Plan

H
The city is working internally to identify the appropriate measures to implement as it review its land use and zoning ordinances in 2026 and the completed Station Area Plans to determine the best way to implement policies.

Q
The HTRZ zone was adopted in the prior year. On July 10, 2025 the planning commission adopted the Housing & Transit Overlay District allowing for increased densities of 50 units per acre in the zone.

V
-Staff are working on adoption of the Station Area Plans and will adopt land use changes to the Transit Orient District (TOD) as recommendation's are received from the consultants. -The City is in the process of amending its overall land use code and will add any inputted changes through that process in 2025-26.

A
The city is in the early stages of selection of a consultant for the city's land use update. It is anticipated that the updates to the city's code will be completed by December 2026.

C
-The city is in the process of identifying the needed land-use regulations which will allow it to increase its overall residential ownership in its R-1 and other zones. Staff will work with consultants as part of the land use update to identify best pract

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E

Concerns over ADU's being used as Short Term Rentals (STR) still persist. Other concerns with the generation of increased parking in neighborhoods where ADUs are approved with increased off-street parking.

F

Staff have experienced delays due to the coordination with the selection of the consultants and the coordination with other government entities. The plans for the two, Meadowbrook and Millcreek Stations will finish by December 2025 with the other station plans needing to be completed in 2026 for the S-lines.

H

The city had some delay with the certification of the Downtown Connect SAP and delays with the Downtown and East Streetcar land use updates which have affected the city's land use and zoning updates as it relates to the TOD and HTRZ for parking reductions.

Q

Coordination with other governmental entities and other appropriate agencies on adopting the Station Area Plans.

V

-Since April staff have been working on the Meadowbrook and Millcreek Station Area Plans (SAPs). The two Trax stations are both within South Salt Lake City. -Timeliness of the all the parties when working with other parties is always an issue when working on a largescale project.

A

As the city is in the beginning stages the process the city has not yet progressed to the point of meeting any barriers.

C

As the city begins this process, staff have reached out to neighboring municipalities to understand their experiences with administering and overseeing similar programs. Staff have developed a framework to guide the program and to remain flexible to change so as to be able to adapt and manage the program successfully.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

South Salt Lake has had four new ADU applications in the past year. This is typical due to the smaller nature of the lot sizes and age of the housing stock in the city where ADUs are allowed.

F

There has been no market response as of yet as the plans are still in development. It is anticipated that there will be changes in the market once the plans and the TOD district zoning code are changed and adopted.

H

There have been no market responses to date. It is anticipated as the city moves forward with its updated Downtown, East Streetcar and TOD land use district code sections updates that there will be interest and projects that will take advantage of the zoning changes.

Q

South Salt Lake has attracted several projects to the HTRZ zone and is in the process of working through the development process to finalize agreements that will create an anchor development in the zone. This will allow the city to have a mix of affordable and market rate rental units within walking distance of the Central Pointe Trax Station and situated to take advantage of the S-line.

V

There has not been a market response yet, but the city is aware of interest from the development community as it pursues the changes in it land use necessitated through the four SAPs

A

The city has had limited response as of yet, but anticipates that new housing product may be incentivized as zoning changes are implemented.

C

-The city has had another non-profit partner that is interested in working the city on developing affordable housing stock from distressed single-family properties.

7. **Links to supporting documentation** *(Optional)*

E

https://sslc.gov/DocumentCenter/View/312/General-Plan-2040---Appendix-PDF?bidId=

F

H

Q

V

A

C

Attachment to supporting documentation *(Optional)*

E

F

H

Q

V

A

C

FEEDBACK & 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,Other (Please specify)

More granular data for city level housing focusing on affordability

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 updated information on the changes in the current legislation and how any amendments have made substantive to past affordable housing legislation.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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.gov
801-479-3177

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

http://southwebercity.gov/wp-content/uploads/ORD-2024-06-Moderate-Income-Housing-Plan-Amended.pdf

Link to general plan, moderate income housing element:
https://southwebercity.gov/wp-content/uploads/2024-Moderate-Income-Housing-Plan-Amended-2024.07.24.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
13-May-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
146

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.**
25

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.**
25

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 include, concerns over increased density by the community, enough water for the increased denisty, and the impacts from additional traffic to a strained road network.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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, 2024 and July 31, 2025:
2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
2

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

B
E
L

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

B

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.

E

Plan items for the creation of new ordiances to allow for interal and external accessory dweeling units were adopted prior to the current reporting period.

L

•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.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

B

South Weber City staff reviewed the current General Plan. The city determined that the current goals, objectives and policies were in line with the city's long term vision for the community. Fourth Quarter 2025 – Adopt Updated General Plan with infrastructure needs. After the 2025 city elections There will be a series of outreach meetings with elected officials, and the public to discuss potential areas and opportunities for improvement and the required state elements.

E

Utilizing the adopted ordinance and incentives for internal and external accessory dwelling units the city added two new accessory dwelling units.

L

In October 2024 South Weber Staff reviewed the cost to service moderate density housing relative to the larger lot single family homes. For the city the financial impacts were found to be minimal, and no changes were recommended.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

B

October 8, 2024 - Annexation of 2.798 acres to South Weber City.January 14, 2025 – Amendment to City Subdivision Code to streamline cash escrow requirements.January 14, 2025 – Rezone of 27. 7 acres from Agricultural to residential moderate density.April 8, 2025 – Rezone of 6.6 acres to residential moderate density.April 8, 2025 - Annexation of 14.7 acres to South Weber City.May 13, 2025- Rezone of 2 acres to residential moderate density.May 13, 2025- Rezone of 1.8 acres to residential moderate density.May 13, 2025- Rezone of 2.8 acres to residential moderate density.May 13, 2025- Rezone of 2 acres to residential moderate density.May 13, 2025- Rezone of 2.2 acres to residential moderate density.

E

Two business licences for accessory dwelling units were approved on April 25, 2025 and November 26, 2024.The simplifed review process and policies addressing any potential impacts may the process accessible and simple for the applicants.

L

No land use regualtions were required.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

B

There was little room for changes in city policies to advance the use of moderate income housing in South Weber City. The citizens are concerned about being able to provide adequate services (water, transportation, schools) for the existing population along with the desire to preserve the community character discouraged changes to higher densities.

E

With favorable policies and limited regulations for ADU's there was still very little appetite in the community to take advantage of this opportunity.

L

There were no barriers were related to this Strategy.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

B

Several developers summitted and were granted rezones to go from low agricultural densities to moderate density housing. Densities in these rezones noted above increased 180%.

E

There was little market response for ADU development.

L

There was little market response for ADU development.

7. **Links to supporting documentation** *(Optional)*

B

E

L

Attachment to supporting documentation *(Optional)*

B

E

L

FEEDBACK & 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

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

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For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Spanish Fork city

Who is filling out this report?
David Mann
Senior Planner
dmann@spanishfork.gov
801-804-4574

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.spanishfork.gov/docs/CommDev/Planning/Moderate_Income_Housing_Plan.pdf

Link to general plan, moderate income housing element:
https://www.spanishfork.gov/docs/CommDev/Planning/Moderate_Income_Housing_Plan.pdf

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

Shapefiles (.shp) must be uploaded using this link. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://maps.spanishfork.gov/Zoning

When did the last zoning map or text amendment occur?
The Larson Ranch rezone was approved by the City Council on June 17, 2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
2436

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

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.**
n/a

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 anticipating completion in Fall 2025 of 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 and construction standards. With the outreach that has occurred with preparing the General Plan update, Staff has heard from residents that there is a preference for denser residential unit developments to be located at particular areas of the city.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
The number of entitled units come from 33 approved residential projects that are in varying stages of development. 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 Whispering Pines Subdivision (579 units), Modera Subdivision (658 units), and River Meadows Subdivision (174 units).

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
Since the first ADU ordinance was approved in 2019, there have been 128 issued ADU licenses.

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
n/a, since the number of ADUs are tracked through business licenses.

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
14

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
n/a

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

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.

E

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.

F

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.

G

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 SAP as needed based on an annual review and direction from City Council.

J

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.

O

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).

P

2025.1 Develop a plan to deploy funds that have been collected to provide moderate income housing.

Q

2025.1 Coordinate via Mountainland Association of Governments' (MAG) Technical Advisory Committee (TAC) and otherwise meet with staff from the Utah Transit Authority on the extension of commuter rail to Spanish Fork.2025.2 Update Plan as needed based on an annual review and direction from City Council.

V

2025.1 Update Station Area Plan as needed based on an annual review and direction from City Council.

W

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.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

During the reporting period, the Spanish Fork City Council has approved five annexations that add 45.24 acres to the city's land area. The standard practice is to assign the Rural Residential Zone (R-R) to land being annexed, unless there is a development application that is anticipated to be submitted after the annexation plat has been recorded. The City Council also approved ten Zone Map Amendments for residential development during the same period that resulted in the entitlement of 888 dwelling units. The entitled units are a mix of 27 single family lots and 861 multifamily units. For each rezone application, the current general plan land use designation was often a primary factor in the Council's decision to approve or deny a proposal. In December 2024, a proposal to rezone approximately half of a 19-acre site for a commercial development was denied. The developer was intending to develop the other half as multifamily residential at a later time. The council member that made the motion cited his primary reason for denial was the fact that the property's general plan land use designation was Urban Density Residential, which allows a density of up to 20 homes per acre. The developer is now preparing an alternative multifamily proposal to develop the whole site with dense residential that could add over 250 units to a growing core of the city.City Staff is still working with a consultant to finalize the General Plan for adoption this year. After receiving the complete draft of the land use update, Staff did a detailed analysis of assigned general plan land use designations for the entire policy boundary that extends past the current city boundary. The proposed modifications were presented to the Planning Commission for review and comments during two work sessions. After further revisions based on that feedback, another proposed draft of the land use map was presented during a training session on May 13, 2025 with both the Planning Commission and City Council. Staff has also been drafting detailed land use definitions and clear goals, objectives, and strategies in order to guide the development of moderate income housing in key areas with vital amenities and services.Staff has also been working with the same consultant to prepare the draft Station Area Plan (SAP) for the future FrontRunner station that will be located near the intersection of I-15 and Center Street. A mix of intense commercial and residential development, with an emphasis on providing moderate income housing, is anticipated to be built in that area over the next 10-15 years. Initial conceptual plans feature multiple collector streets, a new freeway interchange, and multi-use trails. The anticipated timeline for the SAP to be certified by the Mountainland Association of Governments is planned for early next year.

E

Staff made updates to the ADU Guidebook to enhance the clarity of the City's requirements for ADU applications. An updated page on the Spanish Fork City website includes basic information about applying and registering for an ADU by way of a business license. No direction was given by the City Council to amend the Municipal Code related to ADUs during the reporting period.

F

Spanish Fork City continued to prioritize moderate income housing opportunities near commercial corridors and key transportation routes. During the reporting period, staff worked with the consultant team to finalize updates to the Land Use Element of the General Plan and the SAP. Both documents focus on integrating moderate income and higher density housing options in areas served by commercial amenities and future transit, particularly around I-15, US-6, and Main Street.Specific growth scenarios and proposed land use changes were reviewed during multiple public and stakeholder meetings. These scenarios emphasize mixed-use and multifamily development within the anticipated FrontRunner station area and adjacent to existing commercial zones. This approach is intended to increase housing supply near employment and commercial services, helping reduce transportation costs for moderate income households.

G

During the reporting period, Spanish Fork City completed a comprehensive review of its general plan land use designations and zoning framework to identify areas appropriate for higher density and moderate income housing in and around commercial or mixed-use zones. This work was part of the broader effort to update the Land Use Element of the General Plan and to support implementation of the future SAP near the proposed FrontRunner station.City Staff completed a full review of the current general plan land use designations and proposed modifications to better align with growth areas suited for higher density or mixed-use development. These modifications were presented to the Planning Commission in two work sessions and then reviewed in a joint session with the City Council for further input.To implement these policy goals, staff developed the Complete Neighborhoods Overlay Zone last year, a new zoning tool that allows developers to achieve increased residential density when projects include a variety of housing types. This tool is specifically intended for use in walkable areas with access to services and future transit, such as the planned FrontRunner station area near I-15 and Center Street. The overlay zone ordinance was drafted in coordination with consultants and refined based on feedback from the Planning Commission, City Council, and local developers. The City Council approved the Zion’s Landing subdivision (see attached staff report) that utilized the Complete Neighborhoods Overlay Zone in February 2025 for a six-lot subdivision that will include one twin home. This subdivision will have a stub road that connects to over 50 acres of undeveloped land where the Complete Neighborhood Overlay Zone could be expanded.This overlay district represents a key amendment to existing land use regulations that advances Strategy G by enabling moderate income housing in mixed-use and commercially designated areas with close proximity to major transportation corridors.

J

In December 2024, Spanish Fork City Council approved two zoning text amendments designed to incentivize the inclusion of more attainable housing types within new developments (see attached ordinance). The first reduced the minimum project size for applying the Complete Neighborhoods Overlay Zone from 5 acres to 2 acres, broadening eligibility to smaller-scale and infill projects. The second allowed on-street parking to count toward up to 20% of the parking requirement in the R-4 zone, providing additional design flexibility and reducing development costs on constrained sites.While these zoning options do not directly create or require housing

units that meet the formal definition of moderate income housing under state code—such as units subject to deed restrictions or income-based qualifications—they are intended to lower development costs and remove barriers to new home construction. By improving design efficiency and reducing land and infrastructure demands, these tools help make it more feasible for developers to include smaller, moderately priced units that may be attainable to moderate income households.

O

Spanish Fork City hosted a work session on November 5, 2024, with Jeremy Runia, the Director of the Housing Authority of Utah County (HAUC), to explore potential partnerships for affordable and moderate income housing (see attached minutes). Runia presented case studies of existing affordable projects in Utah County and outlined development models that could be replicated in Spanish Fork.Discussion topics included site selection, funding strategies, and the role of city incentives such as discounted land or waived impact fees. The session also covered HAUC's success in using federal tax credits, housing vouchers, and nonprofit grant funding to support and preserve affordable units. The agency currently manages over 279 rental units and oversees 13,000 housing vouchers, demonstrating their capacity to scale and sustain such developments.This collaborative discussion directly supports the City's implementation plan task to develop a plan with HAUC to obtain and deploy funding to preserve or create moderate income housing in Spanish Fork.

P

During the reporting period, Spanish Fork City continued to track and manage the balance of its Redevelopment Agency (RDA) housing set-aside fund (which is approaching one million dollars) that is reserved for moderate income housing purposes. Staff initiated internal discussions and preliminary analysis to identify potential approaches for deploying these funds, including partnership opportunities with developers and housing agencies. These efforts will inform the development of a formal plan to utilize the funds effectively, consistent with the City's implementation plan.

Q

During the reporting period, Spanish Fork City continued work on the SAP for the future FrontRunner station. The City's planning and engineering teams collaborated with consultants and regional partners to refine the SAP boundary, general plan land use designations, and infrastructure concepts. Staff also regularly attends TAC meetings to stay informed of planning efforts in other jurisdictions. These efforts are intended to position the City to formally establish a Housing and Transit Reinvestment Zone (HTRZ) once the SAP is completed and certified. The SAP remains on track for certification during the next reporting period, providing the necessary foundation for HTRZ creation.

V

Spanish Fork City continued coordination with its planning consultant to refine the draft SAP for the future FrontRunner station near Center Street and I-15.Staff met with a transportation engineering consultant multiple times to review studies of future road connections that would

support the future station area and reduce traffic impacts on existing transportation corridors. Updated draft materials are currently under review as the SAP is being prepared to present for certification.The plan emphasizes transit-oriented development (TOD) principles, including high-density residential and mixed-use development near the station, integrated with future collector streets, multi-use trails, and a new I-15 interchange. The SAP update is on schedule to be adopted in the next reporting period.These actions demonstrate continued progress toward adoption of a SAP that meets state requirements and supports moderate income housing in a key transit corridor.

W

During the reporting period, Spanish Fork City adopted a zoning text amendment reducing the minimum project size required to apply the Complete Neighborhoods Overlay Zone from 5 acres to 2 acres. This action increases the feasibility of integrating moderate-density housing types, such as twin homes and triplexes, into established neighborhoods on smaller parcels. The amendment directly supports Strategy W by lowering regulatory barriers and expanding opportunities for compatible infill and transitions between uses.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

The Spanish Fork City Council approved two key Zone Map Amendments during the reporting period that will lead to the development of over 700 multifamily homes. Close proximity to essential services, transportation networks, and amenities will benefit new residents in these projects and reduce their overall cost of living.The Whispering Pines development is located in the south east corner of the city near the mouth of Spanish Fork Canyon (see attached staff report). The housing proposed includes 240 condominiums, 175 rear/front load townhomes, 140 back-to-back townhomes, and 24 residential lots. Current access to the property where the development will be located is challenging due to a singular access onto a two-lane road. State transportation funds were allocated for the construction of a future secondary access onto and across Highway 6. The development will also connect proposed multi-use trails to the existing network of trails that run through the community.The City Council also approved a rezone for the Creekside Village townhome development that will be located adjacent to Main Street, a major corridor that bisects the city (see attached staff report). Two types of townhome products shown on the approved plans will total 169 residential units. The subdivision will have direct access to the existing trail running along Spanish Fork River and be within walking distance of the Spanish Fork FitCity Center currently under construction.

E

No changes were made to land use regulations during the reporting period, as no issues were raised by City Council during the annual code review.

F

The Spanish Fork City Council approved multiple Zone Map Amendments during the reporting period that advanced the development of moderate income housing in or near commercial and transportation corridors. The Creekside Village townhome development was approved adjacent to Main Street, a major corridor with proximity to the FitCity Center and the Spanish Fork River Trail. Its location supports walkability and connectivity to commercial and recreational amenities.The Whispering Pines development, although on the southeastern edge of the city, will connect to planned multi-use trails. State transportation funding has been allocated for the construction of a secondary access route across Highway 6, improving connectivity to employment and services.In total, 888 residential units were entitled through rezoning during the reporting period, most of which were located in areas with direct or future access to major roads, trails, and potential transit infrastructure.These land use decisions demonstrate the City's commitment to directing higher density housing to strategic growth areas where transportation infrastructure and commercial services are already present or planned.

G

Spanish Fork City approved multiple Zone Map Amendments during the reporting period that support moderate income housing development near commercial and mixed-use areas. These rezonings reflect amendments to land use policy in practice by enabling higher density residential development in key locations.One notable example is the Creekside Village townhome development, approved adjacent to Main Street, a major commercial corridor that provides access to employment, retail, and public amenities. The project’s proximity to the Spanish Fork FitCity Center and the River Trail supports walkable living environments in line with the intent of this strategy.Additionally, the Whispering Pines development, located near Highway 6, will include multifamily housing and tie into the City’s expanding trail network and transportation improvements. A future secondary access road funded by state transportation dollars will further improve connectivity to commercial and employment areas.These land use decisions illustrate the City’s active efforts to align zoning with regional planning goals that prioritize moderate income housing near transportation infrastructure and commercial services.

J

During the reporting period, the City adopted two key zoning amendments to implement this strategy. The reduction of the minimum project size for the Complete Neighborhoods Overlay from 5 acres to 2 acres enables a wider range of properties to qualify for the overlay’s density bonuses and design incentives, supporting the feasibility of smaller or more modestly priced housing types. The amendment to the R-4 zone allowing on-street parking to satisfy up to 20% of required parking provides cost savings and added flexibility, particularly in higher-density and mixed-use areas.Although these changes do not directly produce formally designated moderate income housing, they help create conditions where moderate income households can be served indirectly, by reducing overall development costs and encouraging the construction of a broader mix of housing types.

O
No land use regulations or zoning decisions were made specific to this strategy during the reporting period. However, discussions with the Housing Authority included potential development models that may require future regulatory adjustments such as density incentives or mixed-use zoning to accommodate planned projects.

P
No land use regulations or decisions specific to the use of the housing set-aside funds were adopted during the reporting period. The City's focus was on financial planning and strategy development to guide future deployment of the funds.

Q
No formal land use regulations or decisions specific to the HTRZ were adopted during the reporting period. However, the ongoing development of the Station Area Plan represents a critical preparatory step in defining an eligible HTRZ boundary and framework.

V
No land use regulations or formal adoptions occurred during the reporting period.

W
The zoning amendment described above was the key regulatory change made during the reporting period. By reducing the minimum acreage for the overlay, the City provided developers with greater flexibility to create moderate-density housing that blends with the scale and form of surrounding single-family neighborhoods in walkable locations.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A
During public hearings for the Zone Map Amendments that were approved by the City Council, a number of residents voiced concerns about adding more multifamily units adjacent to existing neighborhoods. Since many of the decisions made by the council were based on general plan land use designations, Staff doesn't anticipate any need to amend the implementation plan for this strategy based on the community feedback received.The adoption of the SAP and updated Land Use Element of the General Plan are still progressing after a number of revisions have been made based on comments from the Planning Commission and City Council. Staff anticipates both will be adopted during the next reporting period.

E
Spanish Fork City Staff continues to educate residents and developers regarding the requirements for establishing and maintaining a legal ADU in the city.

F
Similar barriers were experienced as referenced in the response to strategy A.

G
Similar barriers were experienced as referenced in the response to strategy A.

J
While no formal obstacles prevented the adoption or implementation of the zoning amendments, barriers included a market adjustment period as developers evaluate how best to apply the new incentives. Additionally, assembling sites that meet both the regulatory requirements and community expectations for compatible design can be challenging. Some general community concerns about increased density and parking flexibility may also contribute to developer caution in pursuing projects under these new standards.

O
One barrier identified was the limited availability of suitable sites that meet both the Housing Authority’s requirements (e.g., 30–40 unit capacity for onsite management) and community expectations. Another concern raised was the need for financial tools, such as land cost offsets or Redevelopment Agency (RDA) funds, to make future developments feasible.

P
A key barrier is the relatively limited balance of available funds at this stage, which constrains the City’s ability to pursue larger-scale projects without additional funding or external partnerships. Identifying appropriate sites and partnerships that align with the City's housing goals and maximize the impact of these funds remains an ongoing challenge.

Q
None. The City’s efforts remain on schedule, with coordination continuing between City staff, regional agencies, and consultants to support timely completion of the Station Area Plan.

V
None. The plan remains on track for adoption in the next reporting cycle.

W
Barriers to this strategy included limited availability of suitable infill sites and community concerns about introducing multifamily housing types into single-family areas, including worries about traffic, parking, and neighborhood character. Although the regulatory change expanded opportunities, the market is still adapting to the new tool, and infrastructure gaps in some areas (such as missing sidewalks or transit connections) further limit implementation.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

Applications for annexations and multifamily developments continue to be submitted and reviewed by Staff. With the expected adoption of the SAP and Land Use Element of the General Plan, developers will have a better understanding of the City's strategy to manage growth for the future.

E

The market has responded positively to Spanish Fork City's ADU policy. Since the major Municipal Code update in 2019, the number of approved ADU business licenses has increased steadily year over year (see attached table). This upward trend reflects growing awareness of the program and continued interest from homeowners in creating accessory dwelling units as part of the City's overall housing strategy.

F

Market response has been strong, with continued applications for residential developments in mixed-use and commercial corridors. The City approved land use changes that could result in the construction of over 700 new moderate income housing units, including multifamily projects. Developers are actively working with the City on entitlements and site planning in areas aligned with the General Plan's focus on transit-accessible and commercially integrated housing.

G

The City has seen positive interest from developers in utilizing the newly adopted overlay zone. Several inquiries have been received, and City staff anticipates applications for residential developments using the overlay will be submitted in the next reporting period. The overlay has also helped frame conversations with developers around affordability and design flexibility, supporting continued market alignment with the City's moderate income housing goals.

J

The market has responded positively to these zoning incentives. The City has received increased developer interest in using the Complete Neighborhoods Overlay for sites between 2 and 5 acres, and several pre-application discussions are underway exploring how to incorporate these tools into future projects. While no formal applications utilizing the overlay were submitted during the reporting period, multiple proposals are expected in the coming year.The on-street parking flexibility in the R-4 zone has also been well received, as demonstrated by its use in the approved Whispering Pines development, where the adjustment allowed more units to be built while dedicating less site area to parking. Although these incentives do not directly create deed-restricted moderate income units, they are contributing to a more flexible and cost-effective

development environment that can support the inclusion of housing attainable to moderate income households.

O
While no projects have yet been entitled or constructed under this partnership, market indicators are promising. The Housing Authority's presentation led to renewed interest from Council members in identifying City-owned or RDA-supported land that could support a project. Pre-development conversations are underway with HAUC and developers about funding mechanisms and land assembly. These are critical early steps in forming the foundation for future moderate income housing delivery.

P
Although the funds have not yet been deployed for specific projects, the City has received informal inquiries from potential development partners and housing agencies regarding opportunities to collaborate once a deployment plan is in place. The accumulation of set-aside funds continues to position the City to support moderate income housing through future projects.

Q
While the HTRZ has not yet been established, the City has received expressions of interest from developers regarding potential residential and mixed-use projects within the draft Station Area boundary. These early inquiries reflect market anticipation of future development opportunities aligned with the City’s transit-oriented planning efforts.

V
Several developers have contacted the City to express interest in properties in and around the station area. While no formal applications were submitted during the reporting period, the draft land use map and infrastructure concepts have generated pre-application discussions with firms exploring residential and mixed-use development options that align with the proposed SAP.

W
Since the adoption of the reduced minimum acreage requirement, City staff has received increased interest from developers regarding potential applications of the overlay. While only one small development (six lot subdivision with one twin home) utilizing the incentive was approved during this reporting period, several pre-application discussions have taken place with property owners and design teams exploring the feasibility of using the overlay for moderate income housing developments on parcels between 2 and 5 acres.

7. **Links to supporting documentation** *(Optional)*

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https://www.spanishfork.gov/docs/CommDev/Planning/ADU_Guidebook.pdf

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Attachment to supporting documentation *(Optional)*

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Staff Reports.pdf
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EXE 20-2024 Amending Title 15 of the Spanish Fork Municipal Code.pdf
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City Council Minutes 11-05-2024.pdf
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FEEDBACK & 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,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)*

Continue to provide clear details regarding future legislation and resources that can support our efforts to make affordable housing more prevalent in our community.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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 II
cwiese@springville.org
801-491-7839

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

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
25-Jun

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
1774

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.
Infrastructure costs. Developable land in Springville is on the west side where it is relatively flat. Historically, development on the east side was able to rely on gravity feed systems for water, etc. Developments on the west are not able to utilize gravity feed systems and so costs for infrastructure are greater.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
60

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
8

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
14

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
N/A

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

a.Increase density in undeveloped areas of the city that creates new neighborhoods that in addition to adding housing options, also maintains the “small town community” character of Springville. •Develop long-term prioritization for developable land to be rezoned •Rezone of undeveloped land currently zoned R1-8 (8,000SF) or higher including A-1 (Agricultural Zoning).a.Springville maintains a database of zone map amendments and of housing development, tracking single family attached and multi-family developments. NUMBER OF HOUSING UNITS UPDATED QUARTERLY AND ZONE MAP AMENDMENTS ARE UPDATED AS ADOPTED BY THE CITY COUNCIL. b.We have created a database of developable land that lists the number of units allowed under current zoning and identified the increase in units by applying the density overlay or basic change in zone. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.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, adn 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 response.

B

Establish evaluation criteria for Public Infrastructure Districts which includes provisions for set aside of moderate-income housing units within residential developments. COMPLETED DECEMBER 2022

E

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 2020ii. Adopt ADU ordinance. COMPLETED MAY 2020.Advertise ADU ordinance and assist homeowners with application process. INTITALLY 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.

F

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.

G

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.

V

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 St

W

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

D

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 will be held in August of 2024, Community Development (planning and building inspection) staff have been directed to review projected construction fee related revenue to assist in determining financial parameters of the program. This review will take place over the next 6-9 months (Q1 and Q2 2025) at which time the information obtained will be summarized for review by city administration to determine financial feasibility and scope of project Q3 2025. Draft policy will be completed by Q1 2026 with presentation to Community Board to follow and presentation to City Council in Q2 2026 and goal date for final adoption Q2 with implementation by Q3 2026. City will create a database to

track amount of reduction in construction related fees and cost of home for the first time buyer in order to determine program efficacy.

L

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 2026. We completed the basic outline of the program in June of 2024 and after state mandated budget hearing

P

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 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 expected increases until end of life for the CRA along with statutory regulations regarding use of set-aside. Staff has been directed to draft a policy to utilize the set aside to subsidize construction and/or impact fees for moderate income housing development by Q2 2025 for presentation to City Council. Requirements and application process to be completed by Q1 2026 and roll-out of program anticipated for Q3 2026. City will create a database to track amount of reduction in construction/impact fee and cost of home for the first time buyer in order to determine program efficacy.

Q

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2. 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. Presen

R

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. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Working with our General Plan consulting team, we have been analyzing the data we gathered for our initial inventory to determine if there are other changes that might be made that would increase the number of smaller lots and hopefully increase the potential for more affordable homes on smaller lots. We have had some pushback from members of the community who are concerned about increasing density and have voiced concerns that all lots will be reduced to 3,000 sf. We decided to take a look at all of our lots and analyze them with incremental reductions in lot size and lot width. The identification and tabulation aspect of this greater analysis was completed July 24, 2025, and will be posted on our General Plan website once we have been able to vet the document internally, as it is still in draft form. We are on track for late First Quarter 2026 for prioritization of potential areas for reduced lot size.We anticipate that the completion of the general plan may need to be extended to Q2 2026, as we have experienced unanticipated slowdowns.

B

We have not taken any further steps in implementing this strategy and will likely remove it from our list of adopted strategies moving forward

E

The draft proposal was not considered by the Community Board due to other agenda items being prioritized. Staff met in November 2024 to discuss moving the proposal forward and it was determined that we could do so without review by the Community Board. The proposed changes to Springville City code were held back pending the outcome of the 2025 Legislative Session, as there was discussion that the state would make changes to state code that would impact ADUs. The proposal and a draft ordinance have been vetted by staff and the proposed amendment to allow for internal ADUs in single family attached dwellings is on the Agenda for the August 11, 2025, Planning Commission.

F

The final draft of the North Main Street Small Area Plan was delivered to the city for internal review in November 2024. The recommendations in the plan included the rezoning of commercial areas within the plan to allow for residential mixed use. Significant changes in ownership of key developable properties along with a proposal for development of these properties slowed the review process as the city worked with the new property owner to refine recommendations for housing density. Numerous meetings have been held with the property owner to discuss design guidelines for the commercial portions of the proposed development. The meetings have taken place between December 2024 and July 2025 and continue. Staff met with the project manager for the landowner on July 25 to review the guidelines for utilization of Community Reinvestment Areas, Infrastructure Financing Districts, First Home Investment Zones, Home Ownership Promotion Zones, and Housing and Transit Reinvestment Zones to assist with the development of Moderate-Income Housing stock. City staff will continue to work

with the property owner to determine which of the financing mechanisms may be the best fit for the development as well as identifying private sector options that may assist with development costs.

G
As stated in the previous response for Strategy F, many key parcels in the NMSG Small Area Plan boundaries changed hands. The new owners are considering the development of housing along the Highway 89 Corridor and the enhanced bus routes identified in the MAG RTP. In July 2025, city staff and the project manager for the new property owners met and discussed the requirements for the establishment of a Housing and Transit Reinvestment Zone to support the long-term plans for enhanced bus service including Bus Rapid Transit along north Main St/ Highway 89. After the meeting with the project manager on July 25, 2025, staff drafted a memo outlining the city's role in establishing an HTRZ and the requirements for housing development. The memo is currently circulating among various departments and was distributed on July 28, 2025.

V
The final draft of the Station Area Plan that was presented to the Community Board in June 2024. At that time, the Community Board asked for additional time to consider the recommendations, and the item was continued. The Community Board met again on January 9, 2025, to continue the discussion of the Station Area Plan; the board expressed concerns about density, but the final vote was to recommend adoption of the plan to the City Council. City staff has met numerous times throughout this reporting period with the principal landowner in the Station Area and the discussions have been focused on the density in the development as staff has attempted to address concerns that came from the Community Board. These discussions have slowed the certification process with MAG but Springville is still ahead of the game with the drafting of a Station Area Plan considering that there is no set date for FrontRunner to begin construction.

W
The property owner has continued to work on acquiring parcels in the area as well as working for design and site planning in conjunction with Form Based Code development. City staff has continued to consult with the developer but at this time, the city has not received any preliminary plans to inform the adoption of a regulating plan for a Form Based Code development.

D
Staff met to determine the parameters of establishing the program and to identify non-general fund sources to offset the reduction in fees. The housing set aside from the Redevelopment Area Tax Increment was identified as a potential funding source. This meeting was held on Jan 22, 2025. Planning staff was directed by our Community Development Director to conduct financial analysis and determine if there were sufficient funds to make the program attractive to developers and be sustainable. Budget forecasts for FY 2026 are lower than initially anticipated. This has required staff to begin the analysis from scratch. It is anticipated that a revised analysis and draft outline of the program will be ready for review by the Community

Development Director Q3 2025. We are still on track to meet the subsequent deadlines outlined in the adopted implementation plan.

L
Many of the steps for this strategy coincided with the steps for the previously reported strategy (L). City Departments are in the process of reviewing and updating impact fees and this has been ongoing throughout the reporting period. As each department is on their own timeline for these updates, planning staff is receiving the information piecemeal. The summary of the analysis and feasibility of the program will be presented for internal review by Q4 2025.

P
Planning staff met with Community Development Director on January 22, 2025, to discuss the parameters of the program. It was determined that additional information was needed from each department that assessed on impact fee. This information was requested in June 2025 and as various departments are in the process of updating impact fee studies, the information has not been available.

Q
As stated in reporting for Strategy V, the Station Area Plan is under review with staff and the primary landowner. On July 25, 2025, staff met with property owners along Highway 89 that is identified in the MAG RTP as well as UTAs long range plan as part

R
Impact fee analyses are ongoing throughout the reporting period and final drafts have not been received for review.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A
No land use regulation or land use decision was made during the reporting period. We are still working at the staff level to gather data to include in the general plan and prioritized list and for zoning recommendations that will come from the general plan.

B
None

E
None

F
None

G
None

V
None

W
None

D
None

L
None

P
NONE

Q
NONE

R
NONE

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A
We have received pushback from members of the community that are concerned that all residential lots in the city will be reduced to 3,000 SF. Staff and elected officials have made concerted efforts to dispel the concerns but rumors and misunderstanding from some segments of the community persist.

B
None

E
None

F
While not a barrier in the true sense of the word, the change in ownership for the key parcels slowed the process for the adoption of the North Main Street Gateway Small Area Plan. Ultimately, the city feels that the change in ownership will help dramatic

G
Barriers were identified that may delay the creation of an HTRZ but the barriers are not particular to the reporting period. The plans for enhanced bus service, including BRT, are part of long-range plans for UTA and MAG and are projected for Phase 3 which is anticipated for 204-2050.

V
None

W
None

D
City revenue was less than anticipated due to the minimal number of building permits (particularly residential) that have been issued.

L
None

P
None

Q
None

R
None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

As Springville City has not made any changes to existing zoning at this time and is still in the process of identifying and prioritizing areas for rezoning, we have not seen much market response. However, we continue to receive phone calls from developers to determine the likelihood of rezones, particularly in commercial areas or in SF residential areas to allow for multi-family.

B

We have not made any additional progress on this strategy, mainly because developers have not asked for the creation of a PID. We initially adopted a PID policy at the request of a residential developer but once the policy was adopted and required the inclusion of deed restricted units for moderate-income home buyers, the developer stated he was no longer interested in pursuing a PID as they felt the requirement to provide homes priced for moderate income families would make the project less profitable.

E

TBD

F

The new landowners have responded favorably to the goals and recommendations in the draft plan and have made significant contributions to moving the housing goals forward.

G

The new owner of the property has responded favorably to the potential for rezoning in the north section of Springville's Main Street but the actual development is still in infancy and no specific actions have been taken by the private sector.

V

There has not been any market response at this time.

W

The developer has responded positively to the goals of the city to develop the area under a form-based code.

D

none

L

None

P
None

Q
Property owners have expressed interest in an HTRZ but commitment is mixed as some property owners are interested in the benefits of increased density but not in the requirement for income restricted housing.

R
None

7. **Links to supporting documentation** *(Optional)*

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Attachment to supporting documentation *(Optional)*

A

B

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W

D

L

P

Q

R

FEEDBACK & 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,Guidebooks for planning and reporting,Other (Please specify)

Clear definitions for reporting on entitled units

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)*

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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@sgcityutah.gov
435-627-4006

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://drive.google.com/file/d/1tEiDrXaiui4eYIMdH78uDsiFZ0YSiNwX/view?usp=sharing

Link to general plan, moderate income housing element:
https://sgcityutah.gov/departments/community_development/general_plan.php

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

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X
K
N

For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

A

Implementation Steps•Adopt the updated General Plan•Amend the City Code to reflect the Downtown Area Plan and General Plan recommendations as they pertain to moderate-income housingTimeline: •Adopt General Plan January 2025 – April 2025•Amend Title 10 to reflect Downtown Plan and General Plan Jan 2025 – December 2027•Research, create and update commercial code for Lively and Connected Corridor May 2025 – November 2025•Research, create and update mixed use code for Lively and Connected Corridor May 2025 – November 2025•Research, create and update code to match Connected Neighborhood in Downtown Plan

October 2025 – April 2026•Research, create, public outreach and update code to match Traditional Neighborhood in Downtown Plan November 2025 – December 2026•Research and create Form Based Code for Plus Areas of General Plan – June 2025•Adopt Form Based Code for Plus Areas of General Plan – January 2026-2027•Stakeholder Meetings Dates June 2025, August 2025, January 2026, TBD•Work Meetings Dates March 2025, August 2025, January 2026, TBDMeasure of Success: Downtown Plan and General Plan update recommendationsimplemented in the City Code.

E

Implementation Steps•Research and potentially amend City Code to allow for an interior and adetached ADU on the same property or allow more than one exterior ADU based on property size and location.•Research and potentially amend City Code to remove requirement that adetached ADU matches the existing home's exterior•Review the maximum size requirement for detached ADUs and potentiallyamend City Code•Possibly Remove the owner-occupied stipulationTimeline: •Research January 2025-April 2025•Work meeting with City Council and Planning Commission March 2025•Process code amendments June 2025Measure of Success: Amendments to the City Code

F

Implementation Steps•Adopt the updated General Plan•Amend the City Code to reflect the Downtown Area Plan and General Planrecommendations as they pertain to moderate-income housingTimeline: •Adopt General Plan January 2025 – April 2025•Amend Title 10 to reflect Downtown Plan and General Plan Jan 2025 – December 2027•Research, create and update commercial code for Lively and Connected Corridor May 2025 – November 2025•Research, create and update mixed use code for Lively and Connected Corridor May 2025 – November 2025•Research, create and update code to match Connected Neighborhood in Downtown Plan October 2025 – April 2026•Research, create, public outreach and update code to match Traditional Neighborhood in Downtown Plan November 2025 – December 2026•Research and create Form Based Code for Plus Areas of General Plan – June 2025•Adopt Form Based Code for Plus Areas of General Plan – January 2026-2027•Stakeholder Meetings Dates June 2025, August 2025, January 2026, TBDWork Meetings Dates March 2025, August 2025, January 2026, TBDMeasure of Success: Downtown Plan and General Plan update recommendationsimplemented in Code.

H

Implementation Steps•Research Parking to update Title 10 Chapter 19•Work Meeting with City Council and Planning Commission•Amend City Code Title 10 Chapter 19Timeline: •Research March 2025 to May 2025•Work Meeting June 2025•Amend Code July 2025Measure of Success: Amendment of Title 10 Chapter 19, zone changes and planned development amendments that occur with a reduction in parking because of parking reductions.

J

Implementation Steps•Enter into Development Agreements with master planned projects for deed restricted units throughout development to distribute moderate income units throughout

the city.•Research and create Form Based Code for Plus Areas of General Plan – June 2025•Adopt Form Based Code for Plus Areas of General Plan – January 2026-2027Timeline: •January 2025 through December 2027•Work Meetings TBDMeasure of Success: Moderate Income Housing distributed throughout the City

O

Implementation Steps•Continue working with non-profits, the St. George Housing Authority, and otherentities to apply for federal and state funding and incentive programs.Timeline: SwitchPoint project The Point at Red Hills 60 deeply affordable units to serve veterans and seniors construction begins Spring/Summer 2025 completion date August 2026Measure of Success: 60 additional affordable units.

X

Implementation Steps•Adopt the updated General Plan•Amend the City Code to reflect the Downtown Area Plan and General Plan recommendations as they pertain to moderate-income housingTimeline: •Adopt General Plan January 2025 – April 2025•Amend Title 10 to reflect Downtown Plan and General Plan Jan 2025 – December 2027•Research, create and update commercial code for Lively and Connected Corridor May 2025 – November 2025•Research, create and update mixed use code for Lively and Connected Corridor May 2025 – November 2025•Research, create and update code to match Connected Neighborhood in Downtown Plan October 2025 – April 2026•Research, create, public outreach and update code to match Traditional Neighborhood in Downtown Plan November 2025 – December 2026•Research and create Form Based Code for Plus Areas of General Plan – June 2025•Adopt Form Based Code for Plus Areas of General Plan – January 2026-2027•Stakeholder Meetings Dates June 2025, August 2025, January 2026, TBD•Work Meetings Dates March 2025, August 2025, January 2026, TBDMeasure of Success: Downtown Plan and General Plan update recommendationsimplemented in Code. An increase in Moderate Income Housing units in the City.

K

Preserve existing and new moderate-income housing and subsidized units byutilizing a landlord incentive program, providing for deed restricted units througha grant program, or establishing a housing loss mitigation fund.Implementation Steps•Continue efforts to create additional deed restricted units within city limits throughcollaboration and partnerships with non-profits, the St George Housing Authority,and other entities; consider both short-term opportunities (e.g., hotel conversionsin appropriate locations) and longer-term opportunities, e.g., new LIHTCdevelopmentTimeline: Active; ongoingMeasure of Success: 75 units in process of being built or preserved by June 2024.

N

Implementation Steps•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 2023Measure of Success: 10 employees receive mortgage assistance through interest ratebuy-down by December 2024.

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
17-Jul-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
1923

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.
9500

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.**
30

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.
St. George faces several geographic constraints, including hillsides, rockfall hazards, floodplains, and floodways. Additionally, water shortage is a significant concern due to prolonged drought conditions over the past few years, making water conservation a top priority.Regarding infrastructure, please note that utilities are not available to some undeveloped parcels mentioned in our previous questions, as these areas currently lack the necessary infrastructure.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
The entitled units in question 2 are entitled by development agreements and zone plans specific to certain developments.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
86

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
71

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
7

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
110 Permitted with Standards Permits

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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X

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

•Adopt the updated General Plan•Amend the City Code to reflect the Downtown Area Plan and General Plan recommendations as they pertain to moderate-income housing•Adopt General Plan January 2025 – April 2025•Amend Title 10 to reflect Downtown Plan and General Plan Jan 2025 – December 2027•Research, create and update commercial code for Lively and Connected Corridor May 2025 – November 2025

E

Implementation Steps•Research and potentially amend City Code to allow for an interior and adetached ADU on the same property or allow more than one exterior ADU based on property size and location.•Research and potentially amend City Code to remove requirement that adetached ADU matches the existing home's exterior•Review the maximum size requirement for detached ADUs and potentiallyamend City Code•Possibly Remove the owner-occupied stipulationTimeline: •Research January 2025-April 2025•Work meeting with City Council and Planning Commission March 2025•Process code amendments June 2025

F

Implementation Steps•Adopt the updated General Plan•Amend the City Code to reflect the Downtown Area Plan and General Planrecommendations as they pertain to moderate-income housingTimeline: •Adopt General Plan January 2025 – April 2025•Amend Title 10 to reflect Downtown Plan and General Plan Jan 2025 – December 2027•Research, create and update commercial code for Lively and Connected Corridor May 2025 – November 2025•Research, create and update mixed use code for Lively and Connected Corridor May 2025 – November 2025

K

Implementation Steps•Continue efforts to create additional deed restricted units within city limits throughcollaboration and partnerships with non-profits, the St George Housing Authority,and other entities; consider both short-term opportunities (e.g., hotel conversionsin appropriate locations) and longer-term opportunities, e.g., new LIHTCdevelopmentTimeline: Active; ongoingMeasure of Success: 75 units in process of being built or preserved by June 2024.

N

Implementation Steps•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 2023Measure of Success: 10 employees receive mortgage assistance through interest ratebuy-down by December 2024.

H

Implementation Steps•Research Parking to update Title 10 Chapter 19•Work Meeting with City Council and Planning Commission•Amend City Code Title 10 Chapter 19Timeline: •Research March 2025 to May 2025•Work Meeting June 2025•Amend Code July 2025

J

Implementation Steps•Enter into Development Agreements with master planned projects for deed restricted units throughout development to distribute moderate income units throughout the city.•Research and create Form Based Code for Plus Areas of General Pla

O

Implementation Steps•Continue working with non-profits, the St. George Housing Authority, and otherentities to apply for federal and state funding and incentive programs.Timeline: SwitchPoint project The Point at Red Hills 60 deeply affordable units to serve veterans and seniors construction begins Spring/Summer 2025 completion date August 2026Measure of Success: 60 additional affordable units.

X

Implementation Steps•Adopt the updated General Plan•Amend the City Code to reflect the Downtown Area Plan and General Plan recommendations as they pertain to moderate-income housingTimeline: •Adopt General Plan January 2025 – April 2025•Amend Title 10 to

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Adopt General Plan January 2025 – April 2025 - Work Meeting with City Council and Planning Commission 02/13/2025Planning Commission Meeting and Public Hearing 04/08/2025City Council adopted Updated General Plan by Ordinance No 2025-047 06/19/2025Amend Title 10 to reflect Downtown Plan and General Plan Jan 2025 – December 2027 - Research, create and update commercial code for Lively and Connected Corridor May 2025 – November 2025 - Planning Staff met with Community Development Director Carol Winner and Developer Stacy Young to discuss code updates for the Downtown area regarding Lively and Connected Corridor, meetings consisted of code research and what would fit best with the Downtown Area Plan. The meetings were held on the following dates: 01/28/2025, 02/07/2025, 02/14/2025, 02/28/2025. A meeting was held on 03/05/2025 with the City Manager John Willis, Deputy City Attorney Jami Brackin, Community Development Director Carol Winner, Stacy Young and the Planning Staff to go over the code research and discuss how the City Code could be modified.

E

March 12 – Kick-off meeting with planning staff to discuss a list of ADU code revision ideas.March 20 – ADU draft code revisions presented and discussed with planning staff.April 2 - Email sent to City Manager and City Attorney with 2nd draft ADU code revisions. Meeting scheduled for April 8April 8 – meeting rescheduled to April 22April 21 – Meeting rescheduled to May 1May 1 – Discussed draft ADU code revisions with City Manager, attorneys, and all planning staff. Determined that a work meeting with the City Council should be scheduled.May 5 – Met with City Clerk to schedule ADU discussion for City Council work meeting; date set for June 12May 30 – Prepared presentation and discussed with Community Development Director prior to City Council work meetingJune 12 – Meeting with City Council to discuss revised ADU code to meet MIH strategies June 24 – Discussed 3rd draft ADU code edits with all planning staff at a staff meeting 1.Research and potentially amend City Code to allow for an interior and a detached ADU on the same property or allow more than one exterior ADU based on property size and location.•Within the Downtown Boundary, allow two (2) ADUs per lot, with only one permitted to be detached.2.Research and potentially amend City Code to remove requirement that a detached ADU matches the existing home’s exterior.•ADUs in the rear yard and shorter than the single-family dwelling are not required to match the existing home’s exterior.3.Review the maximum size requirement for detached ADUs and potentially amend City Code•This ZRA proposes allowing ADUs to be sized up to but not exceeding the gross floor area of the single-family dwelling, whereas the current maximum is 800 square feet.4.Possibly Remove the owner-occupied stipulation•This implementation step was reviewed; however, no changes to the owner-occupancy requirement are proposed at this time.

F

Adopt General Plan January 2025 – April 2025 - Work Meeting with City Council and Planning Commission 02/13/2025Planning Commission Meeting and Public Hearing 04/08/2025City

Council adopted Updated General Plan by Ordinance No 2025-047 06/19/2025Amend Title 10 to reflect Downtown Plan and General Plan Jan 2025 – December 2027 - Research, create and update commercial code for Lively and Connected Corridor May 2025 – November 2025 - Planning Staff met with Community Development Director Carol Winner and Developer Stacy Young to discuss code updates for the Downtown area regarding Lively and Connected Corridor, meetings consisted of code research and what would fit best with the Downtown Area Plan. The meetings were held on the following dates: 01/28/2025, 02/07/2025, 02/14/2025, 02/28/2025. A meeting was held on 03/05/2025 with the City Manager John Willis, Deputy City Attorney Jami Brackin, Community Development Director Carol Winner, Stacy Young and the Planning Staff to go over the code research and discuss how the City Code could be modified.

K

This strategy was replaced with another strategy when we updated our Moderate Income Housing Plan.

N

October 2024Met with Councilmen Kemp, Deputy City Attorney Jami Brackin, Community Development Director Carol Winner, Budget Director Robert Myers and Scott Moss of Platinum Mortgage regarding the MIH strategy N on October 15, 2024, at 12:30 pm in the Administrative Conference Room. Discussed the benefits of buying down vs. down payment assistance and the $300,000 set aside for employee assistance. December 2024Met with Ryan Dooley to discuss property near Snow Canyon High School and whether the property could be used for a Moderate-Income Housing project to tie into our Interest buy down program and further housing for City Employees. Property has RP&P on from BLM decided to set up meeting in January with Councilman Kemp, Deputy City Attorney Jami Brackin, City Attorney Ryan Dooley, Government Affairs Director Shawn Guzman, and Community Development Director Carol Winner to discuss whether property can be used as a housing development for moderate-income housing to partner with a developer and implement either an interest buy down or down payment assistance program with the $300,000 funds available.January 2025Met with Councilman Kemp, Jami Brackin, Ryan Dooley, Shawn Guzman and Carol Winner on January 14, 2025, at 1:00 pm to discuss property near Snow Canyon High school and MIH. Jay Sandberg also stepped into the meeting as he had some experience with RP&P property. Discussed using the $300,000 in a different way to get this project off the ground and help more people than the limited amount that we could help with an interest buy down or down payment assistance program as the money does not replenish itself.January 2025Met with Director of Finance Robert Myers on January 15, 2025 at 11:45 am to see where the $300,000 funds came from and what the stipulations are to use them. The funds were from an EDA in the Ft. Pierce Development Project Area. The funds are to fund affordable housing projects within the City.

H

02/01/2025-05/15/2025 - Planning Staff researched other communities codes to see how mixed use parking was calculated. 03/11/2025 – Met with Community Development Director Carol Winner to discuss Zoning Regulation Amendment.05/27/2025 – Met with Community Development Director Carol Winner , City Manager John Willis, and Stacy Young to discuss

Zoning Regulation Amendment.07/22/2025 – Planning Commission recommended approval with a 7-0 unanimous vote.

J

Rusty Cliffs South Timeline of Events2025-ZC-009463 residential units – mix of single family and multi-family (6 distinct housing types)April 22, 2025 – Item presented at development staff review (DSR)April 28, 2025 – Item formally submitted for zone changeMay 14, 2025 – 1st plan check comments sent to applicantJune 3, 2025 – applicant provided response to comments and requested to meetJune 26, 2025 – met with applicant to discuss comments and review project togetherJuly 2, 2025 – Applicant resubmitted updated zone change materialsJuly 11, 2025 – 2nd plan check comments sent to applicantJuly 14, 2025 – Applicant response to 2nd PC comments and provided partial draft development agreementJuly 15, 2025 – City response to applicant noting that we will schedule a meeting with the City Manager once we have a complete draft of the DA so we can keep moving the project forward.

O

03/03/2025 - The building permit for The Point at Red Hills was issued, this is phase 2 of the project the City and Friends of SwitchPoint, Inc. entered into in 2022. 07/01/2025 - The Dove Center attended a Development Staff Review meeting regarding a preliminary review of a new shelter.

X

Adopt General Plan January 2025 – April 2025 Work Meeting with City Council and Planning Commission 02/13/2025Planning Commission Meeting and Public Hearing 04/08/2025City Council adopted Updated General Plan by Ordinance No 2025-047 06/19/20252025 – November 2025 - Planning Staff met with Community Development Director Carol Winner and Developer Stacy Young to discuss code updates for the Downtown area regarding Lively and Connected Corridor, meetings consisted of code research and what would fit best with the Downtown Area Plan. The meetings were held on the following dates: 01/28/2025, 02/07/2025, 02/14/2025, 02/28/2025. A meeting was held on 03/05/2025 with the City Manager John Willis, Deputy City Attorney Jami Brackin, Community Development Director Carol Winner, Stacy Young and the Planning Staff to go over the code research and discuss how the City Code could be modified.Mixed Use Parking Requirements - 02/01/2025-05/15/2025 - Planning Staff researched other communities codes to see how mixed use parking was calculated. 03/11/2025 – Met with Community Development Director Carol Winner to discuss Zoning Regulation Amendment.05/27/2025 – Met with Community Development Director Carol Winner , City Manager John Willis, and Stacy Young to discuss Zoning Regulation Amendment.07/22/2025 – Planning Commission recommended approval with a 7-0 unanimous vote.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

2025-GPA-006 Zen Trails - 9.2 Acres COM to MDR 4-9 units per acre 05/01/2025 Ordinance No 2025-0302025-GPA-008 Comprehensive General Plan Update - 06/19/2025 Ordinance No 2025-0472025-GPA-011 Tuweap Parcel - 1.69 Acres COM to MDR 4-9 units per acre Planning Commission recommend approval on 07/22/2025. This will go to the City Council meeting on 08/21/20252024-ZC-011 Desert Talus – 35.16 acres A-20 (Agricultural, 20-acre minimum lot size) to PD-R (Planned Development Residential) for 165 single family units on individual pads with common area between lots. 11/07/2024 Ordinance No 2024-0692025-ZC-001 Jasmine Fields - 6.2 acres A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-12.5 (Residential Estates, 12,500 square foot minimum lot size) 02/06/2025 Ordinance No 2025-0112025-ZC-004 Grata Holdings LLC - 9.3 acres A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-12.5 (Residential Estates, 12,500 square foot minimum lot size) 03/06/2025 Ordinance No 2025-0192024-ZC-008 Chandler Heights – 9.49 acres R-1-10 (Single-family, 10,000 square foot minimum lot size), to PD-R (Planned Development Residential) The zone change would allow 30 single-family, duplex and four-plex townhome units. 05/01/2025 Ordinance No 2025-0332025-ZC-010 Canyon View Apartments - 7.51 acres changing the zone from R-3 (Multiple-Family Residential) to PD-R (Planned Development Residential) on approximately 7.51 acres, for the purpose of constructing 160 apartment units (phase 1) and five (5) townhomes (phase 2), allowing an increase in building height, and reducing the required parking. 07/17/2025 Ordinance No 2025-0502025-ZC-012 Meadows at Old Farm - 14.32 acres A-20 (Agriculture, 20-acre minimum lot size) to R-1-8 (single-family residential, 8,000 square foot minimum lot size) The plats will use lot size averaging so some lots may be smaller than the minimum size. 07/17/2025 Ordinance No 2025-0522025-ZC-014 Teakwood 11 - 15.11 acres A-1 (Agricultural, 40,000 square foot minimum lot size) to R-1-10 (Residential, 10,000 square foot minimum lot size) Planning Commission recommended approval on 07/22/2025. This will go to the City Council meeting on 08/21/2025.

E

2025-ZRA-010 ADU Standards - The Planning Commission held a public hearing on July 22, 2025, and recommended approval with a 7-0 vote with no conditions.

F

2025-GPA-008 Comprehensive General Plan Update - 06/19/2025 Ord No 2025-0472025-PDA-016 Tech Ridge Area 1.2 - A planned Development for a 199 unit apartment building at the Tech Ridge Development, the Tech Ridge Development is slated to be a major employment center in the City attracting tech companies. The Planning Commission recommended approval on 07/22/2025. This will be heard at the 08/21/2025 City Council meeting.

K
The City entered into a Development Agreement with Friends of SwitchPoint Inc. The project aims to provide long term 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 building permit for phase 2 was on 03/03/2025.

N
None

H
2025-ZRA-003 Mixed Use Parking Requirements – On 07/22/2025 the Planning Commission recommended approval. This will be heard at the City Council meeting on 08/07/2025.

J
None

O
None

X
2025-GPA-008 Comprehensive General Plan Update - 06/19/2025 Ordinance No 2025-0472025-ZRA-003 Mixed Use Parking Requirements - Planning Commission recommended approval on 07/22/2025. This will be heard on the 08/21/2025 City Council Meeting.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A
When land privately owned the City can give the tools to develop, but we can't mandate development. Development costs are high, many developers are cautious at this time.

E
None

F
When land privately owned the City can give the tools to develop, but we can't mandate development. Development costs are high, many developers are cautious at this time.

K
None

N
The cost of construction materials as well as the current interest rates were a barrier for this strategy. We replaced this strategy when our Moderate Income Housing Plan was updated.

H
The barrier was the time it took to research and develop a good plan that will work for the City of St. George.

J
When land privately owned the City can give the tools to develop, but we can't mandate development. Development costs are high, many developers are cautious at this time.

O
None

X
The barrier is the time it takes to research and develop a good plan that will work for the City of St. George.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A
We hope to see more response in the future as the code is modified to reflect the updated General Plan and the Downtown Area Plan.

E
This has not been passed by the City Council yet, it will be heard at the 08/07/2025 meeting.

F
We hope to see more response in the future as the code is modified to reflect the updated General Plan and the Downtown Area Plan.

K
The second phase of the project has started construction and should be completed by August 2026.

N
There was no response as we didn't have the chance to implement the strategy.

H
This strategy has not been implemented yet.

J
We hope to see more response in the future as the code is modified to reflect the updated General Plan and the Downtown Area Plan.

O
The Dove Center has contacted the City to enter into a Development Agreement on a project for a new shelter,

X
We hope to see more response in the future as the code is modified to reflect the updated General Plan and the Downtown Area Plan.

7. **Links to supporting documentation** *(Optional)*

A
https://drive.google.com/file/d/1XOw0TvZSoDBFvmT-1eDkeepBn6dFjpKj/view?usp=sharing;https://drive.google.com/file/d/1K1etk1rspVbwzxpetql3dmK8Bfxcl0wH/view?usp=sharing;https://drive.google.com/file/d/1pA7DWv5lYWO_UrFPyDBQpSRldu4xnnzh/view?usp=sharing

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https://drive.google.com/file/d/1pA7DWv5lYWO_UrFPyDBQpSRldu4xnnzh/view?usp=sharing

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K

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Attachment to supporting documentation *(Optional)*

A
F_27DJB2lv3zXzxeC
Ord No 2025-018.pdf
40148086
application/pdf

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FEEDBACK & 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,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

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Summit County - Snyderville Basin

Who is filling out this report?
Jeffrey Jones
Economic Development and Housing Director
jjones@summitcountyutah.gov
435-336-3221

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.summitcountyutah.gov/DocumentCenter/View/23711/Ordinance-980-PDF

Link to general plan, moderate income housing element:
https://www.summitcountyutah.gov/DocumentCenter/View/23711/Ordinance-980-PDF

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://summitcounty.maps.arcgis.com/apps/webappviewer/index.html?id=8fa54cade4d64da8b8a6869ba9b38f82

When did the last zoning map or text amendment occur?
On August 21, 2024 amendments to the section of code describing subdivisions were approved to match the requirements outlined in Utah State Code. Minutes demonstrating approval: https://summitcounty.granicus.com/MinutesViewer.php?view_id=1&clip_id=620&doc

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
Summit County estimates that there are 2,745 entitled units that have not received building permits within the Snyderville Basin and 2,231 entitled units that have not received a building permit in Eastern Summit County. It is important to note that Summit County's permit system andassociated GIS coverages currently don't have the ability to track market rate units or vacant parcels entitled through a zoning mechanism andcompare those units or vacant parcels/lots to the number of issued 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.
Within the Snyderville Basin, the County uses development agreements and specialty planned area (SPA) to facilitate development. Final unit counts are based on a variety of performance metrics which cannot be calculated with out a specific project being proposed.

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.**
Total Buildout Units = 14,542 - Single Family Dwellings (Built) 7,455 - 4,342 Multi Family Dwellings (Built) = 2,745 units entitled but not 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.**
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. Residential building permits issued between August 1, 2024, and June 2025 (current data available), are as follows for the unincorporated area of Summit County (Snyderville Basin and Eastern Summit County) = 205 New Residential Building Permits. Additionally, Summit County has recorded 27 new ADUs. with 20 of the ADUs placed into service in the Snyderville Basin.

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’s a theory about housing that has taken hold with a kind of religious fervor: If you want to make housing more affordable, just build more of it. Supply and demand. Simple economics. This narrative is now dominating housing policy discussion across the political spectrum. Deregulate, upzone, speed up approvals, let the market work. And if you build enough homes, the theory goes, prices will come down.But here’s the question almost no one asks: What

happens when prices actually start to fall? Because that's not just a hypothetical. It's already happening in Summit County and within other cities/counties in Utah.https://www.kpcw.org/state-regional/2025-07-18/report-price-of-summit-county-homes-drops-slightly-still-most-expensive-in-utahWhen advocates call for lower prices, they're thinking in terms of shelter. But in the finance world, falling prices are a warning sign, a trigger for pullback, not expansion. This is why a price drop doesn't lead to more supply. It leads to less. This is the part of the housing system that few people talk about: More supply depends on rising prices. The theory says: build more, prices go down. But that's not how things work in reality. When prices actually go down, builders get nervous, lenders get cautious, financing dries up, and projects disappear.New construction slows not because of a lack of land, permits, or even demand but because the financial risk has become unmanageable. High interest rates, shrinking margins, labor shortages, volatile materials costs…none of these are softened by falling home prices. Look how developers have pulled back in the most recent Kem C Gardner Report: State of the State's Housing Market: 2024–2025.https://d36oiwf74r1rap.cloudfront.net/wp-content/uploads/2025/07/State-Of-State-Housing-Jul2025.pdfSo when demand softens or prices flatten, the system doesn't accelerate supply. It slams on the brakes. Summit County has tried to implement a bottom up approach using a combination of entitlement negotiation and inclusionary zoning. Units are deed restricted by both price of unit and by household income. Without embracing this approach, the competition from investor-owned real estate (both private and institutional) would make the facilitation of housing based only on supply and demand impossible. What's missing in today's housing conversation isn't a debate over whether we need to build more homes—WE DO. What's missing is an understanding of how the scale at which we work directly impacts the way our markets function and, ultimately, the price of housing.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
A number of projects have been both recently entitled or are in the process of becoming entitled:The Dakota Pacific Project will provide 855 new housing units. The project has been approved a "second" time. Summit County is following a process laid out in a 2025 state law passed specifically to greenlight a mixed-use project in western Kimball Junction.County Manager Shayne Scott approved the development agreement the afternoon of July 28, 2025 and signed it with representatives from Dakota Pacific Real Estate minutes later.https://www.kpcw.org/summit-county/2025-07-28/summit-county-approves-dakota-pacific-development-for-second-timeDakota Pacific plans to build 385 market-rate units and 275 affordable housing units on the back half of the property. A proposed public-private partnership would also create 225 workforce housing units and a senior living facility near a public plaza surrounded by mixed uses. There would also be a new transit center, structured parking and a pedestrian bridge connection to the east side of S.R. 224. The existing Kimball Junction Transit Center and the Richins Building would be demolished, too.Additionally, Summit County issued an RFP for the Cline Dahle property and has selected Columbia Pacific as its developer for the County owned property. https://www.kpcw.org/summit-county/2025-06-09/summit-county-to-choose-columbus-pacific-to-develop-cline-dahle-propertyThe selected proposal (Columbus Pacific) would consist of 172 units overall — 100 single-bedroom apartments and 72 for-sale

single-family homes. All would be reserved for local workers making anywhere from 30% to 150% of the county's median income which is currently $168,600 for a family of four (4).In March of 2025, Summit County Council also set a housing goal over the next ten (10) years of 1,500 new affordable/workforce housing units.https://www.kpcw.org/summit-county/2025-03-13/summit-county-council-sets-1-500-unit-affordable-housing-goalIn March of 2025, Junction Commons, A proposed mixed-use residential housing development in Kimball Junction (outlet mall) was before the Planning Commission. The applicants are requesting to rezone the property to Neighborhood Mixed Use. The Neighborhood Mixed Use Zone has a 50% inclusionary zoning requirement for affordable/workforce housing. The proposal posits a total of 402 residential units in addition to a clubhouse and changes to the area's walkability, all on the existing Junction Commons site.https://www.parkrecord.com/2025/03/26/developers-showcase-parking-plans-for-junction-commons-housing/

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
Summit County currently tracks ADUs through building permits. For rent ADUs have not historically been tracked. 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 agreement and/or are deed restricted are tracked through the various agreements and deed restriction processes.

Total known number of Accessory Dwelling Units recorded as of the report submission date:
Summit County currently tracks ADUs through building permits. For rent ADUs have not historically been tracked. 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 agreement and/or are deed restricted are tracked through the various agreements and deed restriction processes. Estimated at 106 over the past eleven years (roughly 10 per year).

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
Between August 1, 2024 and July 31, 2025, 20 ADUs have been permitted in unincorporated Snyderville Basin.

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
Summit County does not track licenses or permits to rent an ADU. However, the Summit County Clerk does track the number of business licenses related to short-term rentals. The Summit County Clerk counts 1,146 current business licenses for short-term rentals. Summit County does not break down this number by ADU's versus single family or multifamily product, or by Snyderville Basin versus the Eastern side of the County. The Kem Gardner Institute estimates that there were a total of 6,443 short-term rentals in all of Summit County for 2024.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(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. Deed restricted ADUs within the Silver Creek Village project are estimated at 39.

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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M
D
Q
E

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

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 ModerateIncome

Housing Assessment indicates that additional zones or 3 rezones for higher density or moderate income residential development in commercial or 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 6.1.4.1 2): Review the Future Land Use Maps in Chapter 9 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.

F

Implementation Measure 6.1a.2: Upon completion of “Our Summit”, a community visioning project, completed in 2024, the Planning Commission will review and update, if necessary, the General Plan Future Land Use Maps and identify specific rezone areas as well as opportunities to create additional 4 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.

W

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.

T

(Utah Code § 17-27a-403(2)(b)ii(T)) is also the Snyderville Basin Policy 6.1e: "Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing." 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 6.2c: 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 6.2e: 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.

J

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.

I

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 housingneeds in residential zone districts, taking into consideration the proximity to public transportation, shopping, medical services, and other essential supportservices.

M

Implementation Measure 6.7a: 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. ImplementationMeasure 6.7b: Establish a stakeholder committee, within one year, comprised of local governments, community housing agencies, and residents toestablish numerical goals and associated milestones to track and monitor progress of creating moderate income housing and to uncover shortfalls.

D

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 fee in lieu of constructing moderate income housing established in the Development Code. Implementation Measure 6.8c: Amend the Development Code, within one year, to allow fees in lieu that have been collected to subsidize construction related fees for moderate income housing on private property.

Q
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 HTRZ criteria and establish zones where HTRZs are allowed within one year after the community public hearings are closed. Implementation Measure 6.11c: Establish a development permit application process for projects in the HTRZ within one year after the community public hearings are closed.

E
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 facilitate their creation, including the removal of the minimum land size required for detached accessory dwelling units, deed restricted for workforce/employee housing.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A
From August 1, 2024 and July 31, 2025, the Summit County Council amended the development agreement in support of the Dakota Pacific Mixed Use project. The amended development agreement action, the project will add an additional 855 new housing units. Dakota Pacific plans to build 385 market-rate units and 275 affordable housing units on the back half of the property. A proposed public-private partnership would also create 225 workforce housing units and a senior living facility near a public plaza surrounded by mixed uses. The project was approved a second time on July 25, 2025 by the County Manager to be consistent with new State Law.https://www.kpcw.org/summit-county/2025-07-28/summit-county-approves-dakota-pacific-development-for-second-time On May 15, 2024, the Summit County Council adopted Ordinance 978 on May 15, 2024, which added townhomes to the list of permitted uses in Neighborhood Mixed Use Zoning District (NMU-1 zone).https://www.google.com/url?q=https://summitcounty.granicus.com/MetaViewer.php?view_ id%3D%26clip_id%3D508%26meta_id%3D34373&sa=D&source=docs&ust=1753891062025171&usg=AOvVaw2zsR1TKczTp-SJUeWJwkmcIn June of 2025, Summit County issued an RFP for the Cline Dahle property and has selected Columbia Pacific as its developer for the County owned property. The selected proposal (Columbus Pacific) would consist of 172 units overall — 100 single-bedroom apartments and 72 for-sale single-family homes. All would be reserved for local workers making anywhere from 30% to 150% of the county's median income which is currently $168,600 for a family of four (4). Summit County will initiate and rezone the property as necessary to implement the final negotiated project plan for the County owned property. The Agreement to Negotiate Exclusively is currently being developed. An internal team meets weekly. Once finalized, the County will initiate and file a rezone application. https://www.kpcw.org/summit-county/2025-06-09/summit-county-to-choose-columbus-pacific-to-develop-cline-dahle-propertySummit County conducts these reviews on an ongoing basis. The

Dakota Pacific project and the Cline Dahle RFP process represent this effort.In March of 2025, Summit County Council also set a housing goal over the next ten (10) years of 1,500 new affordable/workforce housing units. The 1,500-unit number explicitly doesn't include the Dakota Pacific Real Estate project or whatever is built on the county-owned Cline Dahle parcel in Jeremy Ranch. Once the 1,500 unit implementation plan has been approved by Council, Staff will present the proposal to the two (2) Planning Commissions for recommendation. https://www.kpcw.org/summit-county/2025-03-13/summit-county-council-sets-1-500-unit-affordable-housing-goalBecause of the work on the State Housing Plan, Staff are waiting to incorporate the requirements of the State Housing Plan for consideration by the Planning Commission. https://utahnewsdispatch.com/2024/10/22/utah-legislature-consider-statewide-housing-plan-upzoning-in-2025/See the response for the Dakota Pacific and Cline Dahle RFP above. Also, In March of 2025, Junction Commons, A proposed mixed-use residential housing development in Kimball Junction (outlet mall) was before the Planning Commission. The applicants are requesting to rezone the property to Neighborhood Mixed Use. The Neighborhood Mixed Use Zone has a 50% inclusionary zoning requirement for affordable/workforce housing. The proposal posits a total of 402 residential units in addition to a clubhouse and changes to the area's walkability, all on the existing Junction Commons site. https://www.parkrecord.com/2025/03/26/developers-showcase-parking-plans-for-junction-commons-housing/

F

In July 2025, the Development Agreement between Summit County and Dakota Pacific was executed. https://www.kpcw.org/summit-county/2025-07-28/summit-county-approves-dakota-pacific-development-for-second-timeThe agreed upon Development Agreement will also allow the County and Developer to work together to establish an HRRZ.Summit County is also engaged in the development of a bus rapid transit route which is also part of the County's long range transportation plan. High Valley Transit and Summit County desire to complete most of the construction by the end of 2027. The Summit County agency is required by a federal contract to be fully operational by September 2028. BRT will also lessen the demand for single occupancy vehicles from properties located in close proximity to the County's mixed use and commercial districts--including the Dakota Pacific Project.https://www.kpcw.org/summit-county/2025-04-07/high-valley-transit-moving-forward-with-bus-rapid-transit-plan-despite-park-city-concerns.

W

In March of 2025, Summit County Council set a housing goal over the next ten (10) years of 1,500 new affordable/workforce housing units. The 1,500-unit number explicitly doesn't include the Dakota Pacific Real Estate project or whatever is built on the county-owned Cline Dahle parcel in Jeremy Ranch. https://www.kpcw.org/summit-county/2025-03-13/summit-county-council-sets-1-500-unit-affordable-housing-goalIn December of 2024, The Summit County Council established a new County Housing Authority. https://www.kpcw.org/summit-county/2024-12-12/summit-county-creates-housing-authority-goal-to-work-with-cities The new housing authority was was fully staffed with Board members in May of 2025. https://www.parkrecord.com/2025/06/20/summit-county-housing-authority-interested-in-housing-

vouchers-property-ownership/The Summit County Housing Authority has had two (2) meetings since being fully staffed and the Board established. The meeting minutes/ recordings can be found at the following URLs: : https://summitcounty.granicus.com/MinutesViewer.php?view_id=1&clip_id=966&doc_id=e1f0b080-63ee-11f0-b7f5-005056a89546https://summitcounty.granicus.com/MinutesViewer.php?view_id=1&clip_id=942&doc_id=7187bac8-4c77-11f0-b7f5-005056a89546Recordings can be accessed here: https://www.summitcountyutah.gov/2341/Meeting-MinutesSummit County utilizes inclusionary zoning at an obligation rate of 20%. This obligation rate becomes the "baseline" of negotiation of the County's development agreements. The Neighborhood Mixed Use requires an obligation rate of 50%. Summit County's inclusionary housing code also includes non residential properties and requires that projects be made affordable for a period of 60 years. As the County's inclusionary zoning ordinance was "grandfathered" as a result of State legislation, the County is hesitate to amend the Code, if doing so, would potentially Jeopardize the County's inclusionary provisions.In June of 2025, County Council continued to meet to refine their goal of 1,500 housing units over the next ten (10) years. County staff’s recommendation is to put 1,000 units in the Snyderville Basin area and spread 500 across the east side of the county.https://www.kpcw.org/summit-county/2025-06-06/how-will-summit-county-chip-away-at-its-1-500-unit-affordable-housing-goal

T

Implementation Measure(s) 6.1e.1- Implementation Measure 6.1e.4, 6.1f.1 Response: Summit County tried originally to create a "regional" housing authority with Park City Municipal Corporation starting in 2023. https://www.parkrecord.com/2023/04/30/park-city-summit-county-explore-creating-a-regional-housing-authority/ During that effort, both the needs and financial obligations necessary to support moderate income housing were discussed. However, in the end, both governments were unable to come to an agreement. https://www.kpcw.org/summit-county/2024-01-12/park-city-summit-county-councils-punt-housing-authority-decisionDespite the setback with PCMC, In December of 2024, the Summit County Council created its own housing authority. https://www.kpcw.org/summit-county/2024-12-12/summit-county-creates-housing-authority-goal-to-work-with-cities.As part of this effort, it is still Summit County's goal to work with the partnership communities within Summit County to address the housing issues in Summit County and to work towards the establishment of a regional housing authority. As the new Housing Authority (which meets monthly) is in the process of completing their new strategic plan. Summit County will update the implementation timelines in next year’s Moderate Income Housing Plan to reflect this change.Implementation Measure 6.2c. Response: Summit County established both a Snyderville Basin Moderate-Income Housing Citizen’s Committee and an Eastern Summit County Moderate Income Housing Citizen’s Both committees meet monthly. We expect these committees to become more active as the new State Housing Plan is released.https://www.summitcountyutah.gov/DocumentCenter/View/22988/Moderate-Income-Housing-Plan-Advisory-Committee---Snyderville-Basin?bidId=#:~:text=The%20Snyderville%20Basin%20Moderate%20Income%20Housing%20Citizen's%20Committee%20serves%20as,County's%20Moderate%20Income%20Housing%20strategies.https://www.summitcountyutah.gov/DocumentCenter/View/22987/Moderate-Income-

Housing-Plan-Advisory-Committee---Eastern-Summit-County?bidId=#:~:text=The%20Eastern%20Summit%20County%20Moderate%20Income%20Housing%20Citizen's%20Committee%20serves,County's%20Moderate%20Income%20Housing%20strategies.Implementation Measure 6.2e-6.2fSummit County annual reports to the County Council on Moderate Income Housing activities and responsibilities. The full entitlement cycle from entitlement to certificate of occupancy has been challenging due to the limitations of the County's building permit software. That software is to be upgraded over the next two years to allow Summit County to sort by date range, the number of moderate income housing units from entitlement to certificate of occupancy.

J

Through the Dakota Pacific Development Agreement process, Summit County has facilitated the potential development for both a senior living community for those 55 years of age or older, independent living and memory care. https://www.kpcw.org/summit-county/2025-07-29/developer-cites-interest-in-bringing-memory-care-assisted-living-back-to-summit-county.As a result of the Cline Dahle RFP, Staff are also working to amend the Development Code to allow for single family detached housing in the Neighborhood Mixed Use Zone. This effort will not be completed until the Exclusive Right to Negotiate process is complete and an both parties have agreed upon an accepted term sheet. In 2024, Summit County also amended the Development Code to townhomes to the list of Conditional Uses in the Neighborhood Mixed Use Zone. https://summitcounty.granicus.com/MetaViewer.php?view_id=&clip_id=508&meta_id=34373Summit County completed a future housing assessment in 2024 that identified a potential need of 54 assisted living beds and 87 nursing home beds.

I

No action was taken between August 1, 2024 and July 31, 2025 as Summit County allows Single Room Occupancy (SRO) as part of its inclusionary zoning code in the Snyderville Basin. This standard is used for both seasonal worker housing in the Canyons (Phase I) https://www.parkrecord.com/2024/03/13/park-city-chamber-of-commerce-visitors-bureau-offer-affordable-housing-to-members-employees-at-slopeside-village/ and to address senior housing needs in the Dakota Pacific project https://www.kpcw.org/summit-county/2025-07-29/developer-cites-interest-in-bringing-memory-care-assisted-living-back-to-summit-county as permitted by the Dakota Pacific Development Agreement. Phase II of the Canyons Village project is now underway. Although not deed restricted, this workforce housing is targeted to households earning between 80% AMI and below 150% AMI. https://www.kpcw.org/summit-county/2024-10-25/proposed-canyons-village-employee-housing-has-no-income-restrictions

M

Summit County maintains a contract with Mountainlands Community Housing Trust (MCHT). The contract for 2025 is $70,180.Summit County established a stakeholder committee in 2024 for both the Snyderville Basin and Eastern Summit County.

D

Summit County provides potential waivers for affordable housing projects. Summit County updates the fee waivers on an annual basis. This wavier process is found on page 33 of Ordinance 834-N (attached).

Q

The Timeline for the HTRZ, barring additional litigation should be easier to mange now that the Dakota Pacific Project has been approved.Summit County had submitted an HTRZ as required by Code. https://www.summitcountyutah.gov/DocumentCenter/View/21697/June-12-Notice-of-Transmittal-HTRZ?bidId= However, this site was not really conducive to establishing an HTRZ Site. It was very small.
https://www.summitcountyutah.gov/DocumentCenter/View/21750/Housing-Transit-Reinvestment-Proposal-HTRZ?bidId= State and local contacts thought it best to potentially establish an HTRZ in support of the Dakota Pacific Project. December 18, 2024. The Summit County Council voted 4-1 to approve the 890-unit development, with 725 units allocated to the developer and 165 for the county as affordable housing. 340 of the 725 units approved for the developer Dakota Pacific will be designated as affordable or workforce housing (Ordinance 987). This agreement requires participation from the Developer to help facilitate the creation of the HTRZ (See 4.4.7.1 Housing and Transit Reinvestment Zone Act in the attached DPRE Summit County Agreement. https://townlift.com/2024/12/dakota-pacific-development-approved-amid-state-pressure-defying-94-local-opposition/On December 23, 2024. Seven Summit County citizens filed a referendum application seeking to overturn the County Council's action taken by Ordinance 987, an ordinance approving and adopting the amended and restated development agreement for Park City Junction formerly known as Summit Research Park.https://www.parkrecord.com/2025/01/21/petition-to-repeal-ordinance-no-987-the-dakota-pacific-agreement-circulates-in-summit-county/January 8, 2025. DPRE filed an application with the Utah's Office of the Lt. Governor to turn the Salt Lake City-based developer's roughly 50 acres of Kimball Junction land into a town.https://www.kpcw.org/summit-county/2025-01-15/dakota-pacific-seeks-to-incorporate-town-in-kimball-junctionJuly 28, 2025. Dakota Pacific and Summit County executed a Development Agreement. https://www.kpcw.org/summit-county/2025-07-28/summit-county-approves-dakota-pacific-development-for-second-timeThis action should move the HTRZ forward. Because the Dakota Pacific site is much larger than the former site location, Summit County must budget and acquire consulting services to assist the County with this action. A new timeline will need to be established and updated in the County's General Plan as these dates are no longer relevant. That said, Summit County has met the State Code as it did file the required HTRZ as noted in our previous Moderate Income Housing Plan reports.

E

No actions between August 1, 2024 and July 31, 2025. Ordinance 970 adopted by the County Council in November of 2023 allowed Accessory Dwelling Units by right in all zones aside from Light Industrial and Industrial and eliminated the fee associated with the low impact permit

process.
https://summitcounty.granicus.com/MetaViewer.php?view_id=1&clip_id=291&meta_id=24272

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

Land Use Regulation: On May 15, 2024, the Summit County Council adopted Ordinance 978 on May 15, 2024, which added townhomes to the list of permitted uses in Neighborhood Mixed Use Zoning District (NMU-1 zone).County Manager executed the necessary development agreement entitlements to inaugurate the Dakota Pacific Mixed Use Project. Land Use Decision(s): Issued Cline Dahle (County Owned Land) and selected a development partner--Columbus Pacific. County Council adopted a new housing goal of 1,500 units over the next ten (10) years.

F

In July 2025, the Development Agreement between Summit County and Dakota Pacific was executed. https://www.kpcw.org/summit-county/2025-07-28/summit-county-approves-dakota-pacific-development-for-second-time.Summit County Council also added townhomes to the list of Conditional Uses in the NMU-1 zone. Ordinance 978 on May 15, 2024 https://summitcounty.granicus.com/MetaViewer.php?view_id=&clip_id=508&meta_id=34373

W

No land use regulations were augmented during this time frame other than the establishment of the new Summit County Housing Authority. In December of 2024, The Summit County Council established a new County Housing Authority. https://www.kpcw.org/summit-county/2024-12-12/summit-county-creates-housing-authority-goal-to-work-with-cities.Other decisions to support efforts to implement the strategy include the County Council establishing a housing goal of 1,500 (affordable/workforce) units. The 1,500-unit number explicitly doesn't include the Dakota Pacific Real Estate project or whatever is built on the county-owned Cline Dahle parcel in Jeremy Ranch. https://www.kpcw.org/summit-county/2025-03-13/summit-county-council-sets-1-500-unit-affordable-housing-goal

T

In November of 2023, Summit County entered into an agreement with JF Enginehouse Partners, LLC. Enginehouse is the developer of the Enginehouse Apartments located in Park City, a joint residential development with Park City Municipal Corporation, containing twenty-four (24) market rate residential dwelling units and ninety-nine (99) workforce / moderate income residential dwelling units at 60% AMI. Summit County waived tipping fees at the County landfills up to $750,000 to support this project. This effort demonstrates Summit County's partnership and support of regional housing efforts. The agreement was terminated in December of 2024.

J
Summit County and Dakota Pacific Executed a Development Agreement Amendment to support the development of 855 new housing units. Summit County also issued an RFP for Cline Dahle Property in January 2025. https://www.summitcountyutah.gov/DocumentCenter/View/24758/CLINE-DAHLE-RFP-JANUARY-6-2025. Summit County interviewed six (6) respondents to the RFP. https://townlift.com/2025/05/summit-county-council-set-to-hear-development-proposals-for-cline-dahle-and-fire-station-35-sites/ and selected a preferred developer in June 2025. https://townlift.com/2025/06/summit-county-selects-developer-for-jeremy-ranch-cline-dahle-project/Both of these projects will facilitate the development of new market rate, moderate and attainable housing. The combined use of inclusionary zoning, land assets and development standard flexibility worked to facilitate the creation of these units.

I
Summit County and Dakota Pacific Executed a Development Agreement Amendment to support the development of 855 new housing units. SRO configurations in support of senior housing (all products) are allowed as outlined in the development agreement. https://www.kpcw.org/summit-county/2025-07-29/developer-cites-interest-in-bringing-memory-care-assisted-living-back-to-summit-county

M
Both the contract with Mountainlands Community Housing Trust and Eastern Summit County are "ongoing."https://www.summitcountyutah.gov/DocumentCenter/View/22988/Moderate-Income-Housing-Plan-Advisory-Committee---Snyderville-Basin?bidId=#:~:text=The%20Snyder

D
On December 10, 2024, Ordinance Number 834-N was adopted by the County Council. on Page 33 of the adopted ordinance, the fee waiver process is outlined.

Q
July 28, 2025. Dakota Pacific and Summit County executed a Development Agreement. https://www.kpcw.org/summit-county/2025-07-28/summit-county-approves-dakota-pacific-development-for-second-time

E
Ordinance 970 adopted by the County Council in November of 2023 allowed Accessory Dwelling Units by right in all zones aside from Light Industrial and Industrial and eliminated the fee associated with the low impact permit process. https://summitcounty.granicus.com/MetaViewer.php?view_id=1&clip_id=291&meta_id=24272

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

Barriers include Cost of land, cost of construction, high interest rates, neighborhood outcry (NIMBYISM), Infrastructure deficits, cost of housing in relationship to household incomes. And, the competition from investor owned housing (both small and institutional investors), which usually takes shape in the form of short-term rentals. Summit County's internal research has shown a strong correlation between housing price and investor returns from STRs. Furthermore, when prices fall, developers "pull back."

F

Barriers include Cost of land, cost of construction, high interest rates, neighborhood outcry (NIMBYISM), Infrastructure deficits, cost of housing in relationship to household incomes. And the competition from investor-owned housing (both small and institutional investors), which usually takes shape in the form of short-term rentals. Summit County's internal research has shown a strong correlation between housing price and investor returns from STRs. Furthermore, when prices fall, developers "pull back."

W

Barriers to the implementation of this strategy are limited to the County's risk with regards to amending the Snyderville Basin's inclusionary zoning provisions. Summit County's ability to generate affordable/workforce housing is directly tied to these provisions. Because these provisions became "grandfathered" as a result of State Code, the County is hesitant to update certain aspects of the code. If the State could offer some protections relation to the County's grandfathered status--that would be helpful.

T

Regional planning efforts take time. Governments need to work on building trust between communities. That said, there are ways to support one another. Most communities recognize the need for more affordable housing in their communities. It is Summit County’s hope that we can build upon the newly created Housing Authority. Summit County will also be upgrading its planning/building permit software. The upgraded software will allow staff to sort by date range the number of moderate income housing units from entitlement to certificate of occupancy.

J

The primary barriers to building senior living/care facilities are anchored in the community’s ability to recruit staff due to the lower wage structure associated with these jobs. Summit County’s cost of living is estimated to be 36.5 points higher than the national average which further challenges the County’s ability to attract this workforce.

I
The primary barriers to building senior living/care facilities are anchored in the community's ability to recruit staff due to the lower wage structure associated with these jobs. Summit County's cost of living is estimated to be 36.5 points higher than the national average which further challenges the County's ability to attract this workforce.

M
No barriers with either our contract with Mountianlands Community Housing Trust (MCHT) or with our two committees.

D
The only barrier is the that the County's inclusionary zoning provisions are grandfathered. The County desires to complete a new Nexus study to determine the current in lieu fee. The County has been hesitant to move forward with the update to as the County does not want to risk losing its grandfathered inclusionary status.

Q
Establishing the HTRZ was challenging due to its relationship with the Dakota Pacific project. It appears that is now behind us and we can move forward with an amendment to our prior application.

E
Now that the Ordinance has been approved, the County is working through the next steps to track this internally. The Economic Development Department is working with Community Development on internal tools to track ADUs, including adding a permit type for Accessory Dwelling Units to be searchable within the building permit database. In fiscal year 2026, our hope is to launch a new, integrated permit system that will make tracking significantly more efficient.As a result of the change to allow ADUs in most zones, 20 more ADU units have been developed in the Snyderville Basin.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A
Unit production (permits issued) declined from to 333 units in 2023 fell to 243 units in 2024, a 27% decrease; however, the number of new entitled projects increased by 885 units from the Dakota Pacific project and by 172 units from the Cline Dahle RFP. The Summit County Council also set a new housing production goal (affordable/workforce) of 1,500 units. Perhaps most important is that of these newly facilitated projects (Dakota Pacific & Cline Dahle), 672 units will be made available as deed restricted affordable/workforce units.

F

Despite the barriers listed above, Summit County has increased development densities and converted some commercial lands to increased residential use. Dakota Pacific plans to build 385 market-rate units and 275 affordable housing units on the back half of the property. A proposed public-private partnership would also create 225 workforce housing units and a senior living facility near a public plaza surrounded by mixed uses. There would also be a new transit center, structured parking and a pedestrian bridge connection to the east side of S.R. 224. The existing Kimball Junction Transit Center and the Richins Building would be demolished, too. https://www.kpcw.org/summit-county/2025-07-28/summit-county-approves-dakota-pacific-development-for-second-time. Affordable/workforce projects are all deed restricted to 80% AMI or less.Although it has not yet completed the entitlement process, In March of 2025, Junction Commons, A proposed mixed-use residential housing development in Kimball Junction (outlet mall) was before the Planning Commission. The applicants are requesting to rezone the property to Neighborhood Mixed Use. The Neighborhood Mixed Use Zone has a 50% inclusionary zoning requirement for affordable/workforce housing. The proposal posits a total of 402 residential units in addition to a clubhouse and changes to the area's walkability, all on the existing Junction Commons site. https://www.parkrecord.com/2025/03/26/developers-showcase-parking-plans-for-junction-commons-housing/

W

Despite the barriers listed above, Summit County has increased development densities and converted some commercial lands to increased residential use. Dakota Pacific plans to build 385 market-rate units and 275 affordable housing units on the back half of the property. A proposed public-private partnership would also create 225 workforce housing units and a senior living facility near a public plaza surrounded by mixed uses. There would also be a new transit center, structured parking and a pedestrian bridge connection to the east side of S.R. 224. The existing Kimball Junction Transit Center and the Richins Building would be demolished, too. https://www.kpcw.org/summit-county/2025-07-28/summit-county-approves-dakota-pacific-development-for-second-time. Affordable/workforce projects are all deed restricted to 80% AMI or less.Although it has not yet completed the entitlement process, In March of 2025, Junction Commons, A proposed mixed-use residential housing development in Kimball Junction (outlet mall) was before the Planning Commission. The applicants are requesting to rezone the property to Neighborhood Mixed Use. The Neighborhood Mixed Use Zone has a 50% inclusionary zoning requirement for affordable/workforce housing. The proposal posits a total of 402 residential units in addition to a clubhouse and changes to the area's walkability, all on the existing Junction Commons site. https://www.parkrecord.com/2025/03/26/developers-showcase-parking-plans-for-junction-commons-housing/

T

The newly created Summit County Housing Authority has set aside $50,000 to create incentives for Eastern Summit County (permit waivers, etc.). Furthermore, the new authority has also set up a housing supply subcommittee to bring potential sites to the Housing Authority Board for consideration. Summit County/Summit County Housing Authority also purchased two (2) condo units in Bear Hollow Village. New deed restrictions will be placed on the property and will be

offered for resale between 60% and 100% AMI.https://hoodline.com/2025/07/summit-county-utah-offers-affordable-housing-opportunities-in-park-city-s-bear-hollow-neighborhood/

J
The Dakota Pacific and Cline Dahle Project will facilitate the creation of approximately 1,057 new housing units.

I
The Dakota Pacific Project will facilitate the creation of approximately 885 new housing units. This project also allows for the development of senior housing (all products).

M
Mountainlands Community Housing Trust is a valued partner to Summit County. They both develop and operate affordable housing units in Summit County. They are also part of the Columbus Pacific Team that was selected to develop the Cline Dahle property in Summit County. https://www.kpcw.org/summit-county/2025-06-11/columbus-pacific-awarded-cline-dahle-development-bid

D
From August 1, 2024 and July 31, 2025, the County will have facilitated the creation of 1,027 units. Summit County has an 16,904 occupied housing units. Adding an additional 1,027 units represents an increase of 6.07%.

Q
The Dakota Pacific project will facilitate the development of 885 total housing units, about half of them for workforce, as well as an expanded transit center, park-and-ride and businesses around the Skullcandy building, which Summit County will repurpose to replace its existing library and offices. https://www.kpcw.org/summit-county/2025-07-28/summit-county-approves-dakota-pacific-development-for-second-time

E
Summit County estimates having 106 Accessory Dwelling Units (roughly 10 per year). Since August 1, 2024, 7 ADUs have been permitted in unincorporated Eastern Summit County.

7. **Links to supporting documentation** *(Optional)*

A
https://www.kpcw.org/summit-county/2025-07-28/summit-county-approves-dakota-pacific-development-for-second-time
https://www.google.com/url?q=https://summitcounty.granicus.com/MetaViewer.php?view_id%3D%26clip_id%3D508%26meta_id%3D34373&sa=D&source=docs&ust

F
https://www.kpcw.org/summit-county/2025-04-07/high-valley-transit-moving-forward-with-bus-rapid-transit-plan-despite-park-city-concerns. https://www.kpcw.org/summit-county/2025-07-28/summit-county-approves-dakota-pacific-development-for-second-time https:

W
https://www.kpcw.org/summit-county/2025-03-13/summit-county-council-sets-1-500-unit-affordable-housing-goal https://www.parkrecord.com/2025/06/20/summit-county-housing-authority-interested-in-housing-vouchers-property-ownership/ https://summitcounty.grani

T
https://www.parkrecord.com/2023/04/30/park-city-summit-county-explore-creating-a-regional-housing-authority/ https://www.kpcw.org/summit-county/2024-01-12/park-city-summit-county-councils-punt-housing-authority-decision https://www.kpcw.org/summit-county/

J
https://www.kpcw.org/summit-county/2025-07-29/developer-cites-interest-in-bringing-memory-care-assisted-living-back-to-summit-county
https://summitcounty.granicus.com/MetaViewer.php?view_id=&clip_id=508&meta_id=34373
https://www.summitcountyutah.gov/Docum

I
https://www.parkrecord.com/2024/03/13/park-city-chamber-of-commerce-visitors-bureau-offer-affordable-housing-to-members-employees-at-slopeside-village/ https://www.kpcw.org/summit-county/2025-07-29/developer-cites-interest-in-bringing-memory-care-assisted

M
https://www.kpcw.org/summit-county/2025-06-11/columbus-pacific-awarded-cline-dahle-development-bid https://www.summitcountyutah.gov/DocumentCenter/View/22988/Moderate-Income-Housing-Plan-Advisory-Committee---Snyderville-Basin?bidId=#:~:text=The%20Snydervi

D
https://summitcounty.granicus.com/MinutesViewer.php?view_id=1&clip_id=745&doc_id=9083f313-f565-11ef-ab6a-005056a89546

Q
https://www.summitcountyutah.gov/DocumentCenter/View/21697/June-12-Notice-of-Transmittal-HTRZ?bidId=
https://www.summitcountyutah.gov/DocumentCenter/View/21750/Housing-Transit-Reinvestment-Proposal-HTRZ?bidId= https://townlift.com/2024/12/dakota-pacific-d

E
https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2266367/Staff_Report_and_Ordinance_969-ESC_Accessory_Dwelling_Units.pdf https://www.utah.gov/pmn/files/1209095.pdf

Attachment to supporting documentation *(Optional)*

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111323 MOA-JF Enginehouse Partners-Tipping Fees.pdf
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Future Housing Needs.pdf
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10-5 Affordable Housing.pdf
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Summit County service Agreement 2025 signed.pdf
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Ordinance 834-N final.pdf
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DPRE - Summit County - Amended_Restated DA-(APROVED 12.18.2024).pdf
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E

FEEDBACK & 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 (Please specify)
Investor owned real estate small and instiutional

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

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Summit County - Eastern County

Who is filling out this report?
Madlyn McDonough
Economic Development and Housing Manager
mmcdonough@summitcountyutah.gov
(435) 615-3958

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.summitcountyutah.gov/DocumentCenter/View/23711/Ordinance-980-PDF

Link to general plan, moderate income housing element:
https://www.summitcountyutah.gov/DocumentCenter/View/23711/Ordinance-980-PDF

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://summitcounty.maps.arcgis.com/apps/webappviewer/index.html?id=8fa54cade4d64da8b8a6869ba9b38f82

When did the last zoning map or text amendment occur?
On August 21, 2024 amendments to the section of code describing subdivisions were approved to match the requirements outlined in Utah State Code. Minutes demonstrating approval: https://summitcounty.granicus.com/MinutesViewer.php?view_id=1&clip_id=620&doc

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
We estimate 2,231 entitled units that have not received a building permit. It is important to note that Summit County's permit system and associated GIS coverages currently don't have the ability to track market rate units or vacant parcels entitled thro

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. All of the current density has been approved as a use by right. Final unit counts for any project under a development agreement would be based upon individual project parameters. There are no current applications.

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.**
In Eastern Summit County, we estimate a current buildout of 5,717 units. Approximately 3,471 single-family units have been built and 9 multi-family units have been built. There are 2,231 single family units that are entitled, but 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.**
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, 2024 and July 31, 2025, are as follows for the unincorporated area of Eastern Summit County: 43 permits for single-family detached homes, 0 permits for single-family attached homes, 0 for multi-family, and 7 permits for Accessory Dwelling Units. Coalville City had 7 new single-family, detached homes and Henefer had one.

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 (including a very high cost of land), infrastructure constraints, environmental constraints, and regulatory constraints. For example, high interest rates can result in fewer permits being pulled by developers. 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 price of homes. In Eastern Summit County, the availability of infrastructure suitable to support higher density housing products resides mostly within the cities/towns. Unincorporated portions of Eastern Summit County are being developed on larger lots as they lack the water, wastewater infrastructure, 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 steep slopes, 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 their 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://summitcounty.beehiiv.com/p/feb-2025

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
It is interesting to note that more permits are being issued in unincorporated Summit County than within the municipal limits of cities and towns. The emphasis to address moderate income housing does not impact cities and 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, but the ongoing status of the project is unknown. There has not been any progress made within the County's application process in the past 9 months. In fact, the majority property owner of the Cedar Crest project has pulled their properties from the County process. The remainder of properties within the project still have an active application, but the future of this project is uncertain. The remaining applicants will receive notice of their need to amend the application in order to keep it active by August 2025. The applicants received very similar feedback from the Eastern Summit County Planning Commission as they did when they attempted to instead annex the project into Coalville City in order to take advantage of existing infrastructure, such as sewers. The County remains open to the Cedar Crest Village Overlay concept and has continued to offer support and feedback. https://www.kpcw.org/summit-county/2025-04-15/developer-ditches-cedar-crest-village-plan-in-coalville-annexation-pivothttps://www.kpcw.org/summit-county/2025-07-22/coalville-rejects-300-acre-neighborhood-annexation In March of 2025, Summit County Council set a goal of creating 1,500 new affordable/workforce housing units over the next ten (10)

years.https://www.kpcw.org/summit-county/2025-03-13/summit-county-council-sets-1-500-unit-affordable-housing-goal

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
Summit County currently tracks ADUs through building permits. For rent ADUs have not historically been tracked. The Economic Development and Housing Department is exploring ways to begin this process in partnership with the County's Community Development

Total known number of Accessory Dwelling Units recorded as of the report submission date:
Estimated at 106 over the past eleven years (roughly 10 per year).
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
Between August 1, 2024 and July 31, 2025, 7 ADUs have been permitted in unincorporated Eastern Summit County.

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
Since August 1, 2024, 7 ADUs have been permitted in unincorporated Eastern Summit County.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(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.

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

D

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. Since then, the Housing Authority has been established. There is a fund of money now set aside to incentivize the creation of affordable housing in Eastern Summit County. To date, no one has taken advantage of this incentive. https://www.parkrecord.com/2025/06/20/summit-county-housing-authority-interested-in-housing-vouchers-property-ownership/ 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://www.summitcountyutah.gov/DocumentCenter/View/25150/10-5-Affordable-Housing?bidId= 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. https://www.summitcountyutah.gov/DocumentCenter/View/1732/Ordinance-834-County-Wide-Fee-Schedule?bidId= Summit County intends to make this program available in some capacity in the Eastern Summit County Planning District by August 2026. 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) "Waivers for Public Purpose." https://www.summitcountyutah.gov/DocumentCenter/View/24971/Summit-County-Code-PDF- 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.

W

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.Though uncertain, the Cedar Crest Village project may come back to the Eastern Summit County Planning Commission. 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://www.summitcountyutah.gov/DocumentCenter/View/25159/11-3-Zoning-Districts-and-Requirements?bidId= By Spring of 2026, the Summit County Housing Authority will present suggested strategies for incentives to the County Council for discussion and possible action. Beginning on June 1, 2023, Summit County agreed to waive 50% of the Tipping Fee associated with Soils from the Enginehouse Apartments disposed of at the County Landfills, up to a maximum waiver of $750,000.00. Enginehouse is the developer of the Enginehouse Apartments, a joint residential development with Park City Municipal Corporation, containing twenty-four (24) market rate residential dwelling units and ninety-nine (99) workforce / moderate income residential dwelling units at 60% AMI. The agreement was set to sunset in December of 2024. This agreement was formalized through a memorandum of understanding dated November 6, 2023. This incentive provided by Summit County allowed Enginehouse to move forward with construction. The landfill is located in Eastern Summit County.

E

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.

J

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 waiversImplementation 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.

M

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. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

D

The Summit County Housing Authority was fully staffed with Board members in May of 2025. Two meetings with Board members have occurred and strategies to address affordable housing in Eastern Summit County, specifically through fee waivers and incentives, were discussed. Meeting minutes: https://summitcounty.granicus.com/MinutesViewer.php?view_id=1&clip_id=966&doc_id=e1f0b080-63ee-11f0-b7f5-005056a89546https://summitcounty.granicus.com/MinutesViewer.php?view_id=1&clip_id=942&doc_id=7187bac8-4c77-11f0-b7f5-005056a89546Recordings can be accessed here: https://www.summitcountyutah.gov/2341/Meeting-Minutes

W

The Summit County Housing Authority was fully staffed with Board members in May of 2025. Two meetings with Board members have occurred and strategies to address affordable housing in Eastern Summit County, specifically through fee waivers and incentives, were discussed. The Housing Authority has two Board members who reside in Eastern Summit County. Meeting minutes: https://summitcounty.granicus.com/MinutesViewer.php?view_id=1&clip_id=966&doc_id=e1f0b080-63ee-11f0-b7f5-005056a89546https://summitcounty.granicus.com/MinutesViewer.php?view_id=1&clip_id=942&doc_id=7187bac8-4c77-11f0-b7f5-005056a89546Recordings can be accessed here: https://www.summitcountyutah.gov/2341/Meeting-Minutes

E

Ordinance 969 adopted by the County Council in November of 2023 allowed Accessory Dwelling Units by right in all zones aside from Light Industrial and Industrial. Ordinance:https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2266367/Staff_Report_and_Ordinance_969-ESC_Accessory_Dwelling_Units.pdf Minutes demonstrating approval: https://www.utah.gov/pmn/files/1209095.pdf

J

If it continues with the County, incentives and restrictions within the Cedar Crest Village project will be negotiated. 11% of Summit County's (including all cities and towns) occupied housing units are price and/or income restricted. Summit County has a history of successfully negotiating these entitlements/projects, for example Silver Creek Village with its 330 affordable/workforce units and Canyon's Village Master Plan with its 169 units and 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 AMI number is adjusted based on unit size and assumed occupancy. These backbone provisions will be used during the negotiations associated with any project, including 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 2025 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). The need for senior care will also be identified as part of the County’s contracted needs analysis.Summit County continues to build upon the outreach efforts of its “Our Summit” visioning process https://oursummitcounty.com/ through a comprehensive update of both General Plans https://www.parkrecord.com/news/summit-county-planners-prepare-for-comprehensive-updates-to-general-plan-documents/

M

The Summit County Housing Authority was established by Summit County Resolution 2024-30 on December 11, 2024:https://summitcounty.granicus.com/MetaViewer.php?view_id=1&clip_id=745&meta_id=55193Amended bylaws for the Summit County Housing Authority were passed on April 30, 2025:https://summitcounty.granicus.com/MetaViewer.php?view_id=&clip_id=889&meta_id=60323 Board members were appointed to the Summit County Housing Authority by the County Council on April 30, 2025:https://www.kpcw.org/summit-county/2025-05-01/four-residents-appointed-to-summit-county-housing-authorityThe Summit County Housing Authority was fully staffed with Board members in May of 2025. Two meetings with Board members have occurred and strategies to address affordable housing in Eastern Summit County, specifically through fee waivers and incentives, were discussed. Meeting minutes: https://summitcounty.granicus.com/MinutesViewer.php?view_id=1&clip_id=966&doc_id=e1f0b080-63ee-11f0-b7f5-005056a89546https://summitcounty.granicus.com/MinutesViewer.php?view_id=1&clip_id=942&doc_id=7187bac8-4c77-11f0-b7f5-005056a89546Recordings can be accessed here: https://www.summitcountyutah.gov/2341/Meeting-Minutes The Summit County Housing Authority is in the process of drafting a Strategic Plan for 1 and 5 years. The County has also drafted a housing strategic plan, Strategic Plan 2035, that was presented to the County Council on June 4, 2025: https://www.utah.gov/pmn/files/1278275.pdf. This plan outlines the process to meet County Council’s stated goal of developing 1,500 new affordable housing units over the next ten years. Since April of 2025, County staff has had ongoing meetings with Park City Municipal’s affordable housing office as well as meetings with Mountainlands Community Housing Trust and the Homeless Services Alliance. The intention is to create a more centralized hub for gathering and disseminating information regarding affordable housing and related services on the Wasatch Back.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

D

The Summit County Housing Authority had its first meeting on June 13, 2025. During this meeting, a variety of options regarding incentivizing affordable housing in Eastern Summit County were discussed, including the concept of paying building permit fees for Accessory Dwelling Units on which owners agree to an affordable deed restriction.

W

As described previously, the Cedar Crest Village Overlay project has run into several hurdles. Though the County application is still active, the future choices of the developer and remaining applicants is unknown. Summit County has been active in communicating with the developer and applicants to offer feedback and ways in which to move forward. https://www.kpcw.org/summit-county/2025-04-15/developer-ditches-cedar-crest-village-plan-in-coalville-annexation-pivothttps://www.kpcw.org/summit-county/2025-07-22/coalville-rejects-300-acre-neighborhood-annexation

E

Ordinance 969 adopted by the County Council in November of 2023 allowed Accessory Dwelling Units by right in all zones aside from Light Industrial and Industrial and eliminated the fee associated with the low impact permit process.. Ordinance: https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2266367/Staff_Report_and_Ordinance_969-ESC_Accessory_Dwelling_Units.pdf Minutes demonstrating approval: https://www.utah.gov/pmn/files/1209095.pdf

J

Summit County completed the Our Summit Vision and Strategic Plan, linked above. Annually, the Summit County Council adopts a work plan that directs staff toward County-wide goals. A comprehensive update of both General Plans is ongoing and expected to be completed by winter of 2026. https://summitcounty.org/DocumentCenter/View/22669/Our-Summit-Vision-Strategic-Plan-Reduced https://www.parkrecord.com/2025/01/13/summit-county-council-prioritizes-housing-transit-solid-waste-senior-facility/#:~:text=For%202025%2C%20the%20work%20plan,and%20services%20for%20senior%20citizens.

M

The Summit County Housing Authority was established by Summit County Resolution 2024-30 on December 11, 2024:https://summitcounty.granicus.com/MetaViewer.php?view_id=1&clip_id=745&meta_id=55193Amended bylaws for the Summit County Housing Authority were passed on April 30, 2025:https://summitcounty.granicus.com/MetaViewer.php?view_id=&clip_id=889&meta_id=60323 Board members were appointed to the Summit County Housing Authority by the County

Council on April 30, 2025:https://www.kpcw.org/summit-county/2025-05-01/four-residents-appointed-to-summit-county-housing-authority. The Housing Authority is representative of the community population and includes two Board members who are residents of Eastern Summit County. The County purchased and is reselling two units within the Bear Hollow development in order to update deed restrictions that are currently lacking specificity about how the units can be used. Specifically, the current deed restrictions do not prohibit short term rentals nor do they mandate owner occupancy.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

D

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://www.summitcountyutah.gov/DocumentCenter/View/25150/10-5-Affordable-Housing?bidId= 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 by August 2026. 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.

W

Eastern Summit County does not have the same tools (Inclusionary Zoning) as the Snyderville Basin. Additionally, identifying funding sources has proven challenging. Zoning incentives are negotiated as part of the review and development agreement process. As such, specific zoning incentives for the projects like the Cedar Crest Village Overlay will be negotiated as it moves through the entitlement process.Summit County has successfully formed the Summit County Housing Authority and is now able to fund some additional tools that will help the County partner with Eastern Summit County towns and cities.

E

Now that the Ordinance has been approved, the County is working through the next steps to track this internally. The Economic Development Department is working with Community Development on internal tools to track ADUs, including adding a permit type for Accessory Dwelling Units to be searchable within the building permit database. In fiscal year 2026, our hope is to launch a new, integrated permit system that will make tracking significantly more

efficient.As a result of the change to allow ADUs in most zones, 7 more ADU units have been developed in Eastern Summit County.

J
The usual barriers identified in other sections are always present. Limited infrastructure, funding sources, and communities resistant to change are always challenging. Still, the County Council's work plan for 2025 represents a commitment to address the

M
Identifying ongoing funding sources for the Summit County Housing Authority is proving challenging.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

D
For calendar year 2024, Summit County saw a decline in building permits. Permits amounting to 333 units in 2023 fell to 243 units in 2024, a 27% decrease. One challenge that cannot be ignored is that owners can earn more on short term rentals than they can on deed restricted properties, which is one reason the County feels as though incentives aimed at creating deed restricted units have been unsuccessful thus far.

W
For calendar year 2024, Summit County saw a decline in building permits. Permits amounting to 333 units in 2023 fell to 243 units in 2024, a 27% decrease. One challenge that cannot be ignored is that owners can earn more on short term rentals than they can on deed restricted properties, which is one reason we feel as though incentives aimed at creating deed restricted units have been unsuccessful thus far.

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Summit County estimates having 106 Accessory Dwelling Units (roughly 10 per year). Since August 1, 2024, 7 ADUs have been permitted in unincorporated Eastern Summit County.

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For calendar year 2024, Summit County saw a decline in building permits. Permits amounting to 333 units in 2023 fell to 243 units in 2024, a 27% decrease.

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For calendar year 2024, Summit County saw a decline in building permits. Permits amounting to 333 units in 2023 fell to 243 units in 2024, a 27% decrease.

7. **Links to supporting documentation** *(Optional)*

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https://www.parkrecord.com/2025/06/20/summit-county-housing-authority-interested-in-housing-vouchers-property-ownership/ https://www.kpcw.org/summit-county/2025-05-01/four-residents-appointed-to-summit-county-housing-authority https://www.kpcw.org/summit

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https://www.kpcw.org/summit-county/2025-07-22/coalville-rejects-300-acre-neighborhood-annexation
https://summitcounty.granicus.com/MinutesViewer.php?view_id=1&clip_id=966&doc_id=e1f0b080-63ee-11f0-b7f5-005056a89546 https://summitcounty.granicus.com/Minut

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https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2266367/Staff_Report_and_Ordinance_969-ESC_Accessory_Dwelling_Units.pdf https://www.utah.gov/pmn/files/1209095.pdf

J

https://www.parkrecord.com/2025/01/13/summit-county-council-prioritizes-housing-transit-solid-waste-senior-facility/#:~:text=For%202025%2C%20the%20work%20plan,and%20services%20for%20senior%20citizens.

M

https://summitcounty.granicus.com/MetaViewer.php?view_id=1&clip_id=745&meta_id=55193
https://summitcounty.granicus.com/MetaViewer.php?view_id=&clip_id=889&meta_id=60323
https://www.kpcw.org/summit-county/2025-05-01/four-residents-appointed-to-summit-coun

Attachment to supporting documentation *(Optional)*

D

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F_12lLmJLU7rZ49za
111323 MOA-JF Enginehouse Partners-Tipping Fees.pdf
467238
application/pdf

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FEEDBACK & 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,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)*

The ability to utilize inclusionary zoning, or similar, in Eastern Summit County would be enormously helpful. We would appreciate the ability to provide data and feedback to the State so that numbers are consistent across platforms.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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@sunsetut.gov
801-614-9102

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://drive.google.com/file/d/134UcjGxA2w148opxw43rQyb0t9fROtvw/view?usp=sharing

Link to general plan, moderate income housing element:
https://docs.google.com/document/d/1g7foRJj03sEqmXvM7C6-GSejDlXXL_g6/edit?usp=sharing&ouid=104481467816891115360&rtpof=true&sd=true
https://drive.google.com/drive/folders/158S1ywll0DbyADowng207e9Adsj66dNR

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

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For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

F

For this reporting period, Sunset's Implementation Plan requires the city to evaluate the progress of the adoption of its newly implemented Form Based Code and decide if any changes need to be made.

A

For this reporting period, Sunset's Implementation Plan requires the city to track any changes that may need to be made to the newly adopted Form Based Code, and to continue to evaluate the progress of rezoning for higher densities and whether or not the changes made were effective to facilitate the production of moderate income housing.

E
The implementation plan requires the city to initiate a review period following the adoption of the IADU ordinance. The City is currently evaluating the effectiveness of the administrative permitting process for IADUs before considering adopting additional language to reduce regulations relating to detached ADUs.

I
For this reporting period, Sunset's Implementation Plan requires the city to consider city land use ordinances to allow for single room occupancy, and to solicit public input and familiarize the public with the single room occupancy strategy.

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://drive.google.com/file/d/1ItDK-Ng31oSHVk4ld8Ynfiv2xSuztEia/view
https://drive.google.com/file/d/1b7-tugwi-0c6HaMAkADcxTw4IAwUDDn-/view
https://codelibrary.amlegal.com/codes/sunsetcityut/latest/sunsetcity_ut/0-0-0-4589

When did the last zoning map or text amendment occur?
May 3, 2023 Zoning Map Update, December 19, 2023 FBC

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
94 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.**
116

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.**
94

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. Additionally, geographic constants (lack of greenfield property) and infrastructure limitations have been identified as barriers to development in Sunset.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, 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. In our previous report, we listed this number as 462. However, upon review, we realized this figure included all potential units that might require will serve letters if fully developed in the future. That was a misunderstanding on our part. The accurate number of residential units that have actually been issued will serve letters to date is 94.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
IADU permit issued by the city, in addition to rental license, no external ADUs as of reporting date.

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, 2024 and July 31, 2025:
0

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

For this reporting period, Sunset's Implementation Plan requires the city to track any changes that may need to be made to the newly adopted Form Based Code, and to continue to evaluate the progress of rezoning for higher densities and whether or not the changes made were effective to facilitate the production of moderate income housing.

F

For this reporting period, Sunset's Implementation Plan requires the city to evaluate the progress of the adoption of its newly implemented Form Based Code and decide if any changes need to be made.

E

The implementation plan requires the city to initiate a review period following the adoption of the IADU ordinance. The City is currently evaluating the effectiveness of the administrative permitting process for IADUs before considering adopting additional language to reduce regulations relating to detached ADUs.

I

For this reporting period, Sunset's Implementation Plan requires the city to consider city land use ordinances to allow for single room occupancy, and to solicit public input and familiarize the public with the single room occupancy strategy.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Although no new additional rezones occurred during this reporting period, Sunset is continuing to improve its newly adopted Form Based Code to support the creation of housing stock and moderate income housing.During the current reporting period (August 1, 2024 to July 31, 2025), the City has transitioned from the initial adoption phase to active implementation. The building moratorium that was in place during the Form-Based Code development process has been lifted, allowing new development under the FBC to proceed. Sunset is now actively working with the Wasatch Front Regional Council (WFRC) through their Ordinance Assistance Opportunity program to further refine and strengthen the FBC. This collaboration is focused on identifying and resolving potential conflicts between the Form-Based Code and other sections of the City's code to ensure smoother implementation and clearer development pathways. These efforts are in alignment with the City's implementation plan, which called for public education, code codification, and evaluation of the FBC one year after adoption.

F

While there are no additional zoning changes (outside of the new Sunset Town Center Zone, Neighborhood Center Zone, and the Residential Transition Zone in FBC) to support moderate income housing projects within this reporting period, Sunset City continues to make meaningful progress in implementing its strategies through supporting projects that are submitted through its newly adopted Form Based Code.During this reporting period:Processing a building permit application for a residential project under the Form Based Code. This is the first project to reach the permitting stage under the FBC. The project supports the city's strategy by increasing housing supply consistent with moderate income targets.Multiple pre-submission meetings have taken place for additional projects proposing development under the FBC, signaling continued interest and potential future applications.Advancing a separate project with an existing development agreement toward building permit issuance. While this project originated prior to the current reporting period, its continued progress, including site planning and technical reviews, supports the City's efforts to increase housing stock.Applied for and is receiving technical assistance (ongoing) from the Wasatch Front Regional Council (WFRC) in 2025 to support implementation of the FBC and identify areas within the city code where it may conflict and not align ideally with Form Based Code. This technical assistance will help improve the city and determine if any changes need to be made to FBC or city code to help support the creation of moderate income housing. This action specifically meets the requirements of the city's Implementation Plan for this reporting period.These activities demonstrate continued implementation efforts and are consistent with the City's moderate income housing strategy, particularly through the adoption and application of Form Based Code to encourage a mix of housing types.

E

Between August 1, 2024, and July 31, 2025, Sunset City took the following actions to implement the tasks:Adopted the Internal ADU (IADU) Ordinance (November 19, 2024): The City formally adopted an ordinance allowing internal ADUs in residential zones. This provides a clear legal framework for residents to create safe, code-compliant accessory dwelling units.Developed Internal Permit Process and Administrative Materials: City staff began preparing administrative forms and workflows for the permit application process, as described in the Housing Element implementation plan. This helps operationalize the ordinance by giving residents a clear path to comply with the new regulations and officially license their units.

I

The Planning Commission discussed the lack of market demand for single-room occupancy, and the Commissioners discussed the practicality and relevance for advancing this strategy forward. Due to the substantial updates to land use ordinances that SRO development would require, the Planning Commission concluded that there was a lack of demand and locations that could be utilized to implement this strategy. The Commission looked at examples from other regions where SRO developments have supported moderate-income housing needs, such as regions where workers need temporary weekday accommodations. The Commission suggested monitoring citizen and market interest in SROs as a potential way to evaluate future need, and emphasized that market demand would guide any further action. At this time, Sunset is considering the removal of this strategy from its implementation plan and selected MIH strategies.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

While no new ordinances or land use regulation changes were adopted during this period, the active use of the FBC in reviewing and advancing development proposals demonstrates Sunset's continued commitment to using land use tools to facilitate moderate income housing.

F

While no additional ordinances or land use regulation changes were adopted during this period, the active use of the FBC in reviewing and advancing development proposals demonstrates Sunset City's continued commitment to using land use tools to facilitate moderate income housing.

E

Sunset adopted its internal ADU ordinance in November of 2024. No other formal land use regulations or approvals were adopted during this period specific to external ADUs, as the City

is awaiting expected legislative guidance and the implementation of the IADU ordinance before drafting or adopting regulations related to detached ADUs.

I
No other land use regulation or decisions have been made between August 1, 2024 and July 31, 2025.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A
One of the primary barriers Sunset City continues to encounter is educating developers on the purpose, structure, and benefits of the newly adopted Form-Based Code (FBC). While the City has made efforts to inform the development community, including publishing educational materials, example graphics, and FAQs on the City's website, some developers remain unfamiliar or resistant to the new standards.A particularly significant challenge during this reporting period involved a developer who previously built projects in Sunset under the prior code but is now working to learn and understand with the new requirements of the Form-Based Code. This has caused delays in project discussions and highlighted the need for additional clarification and outreach regarding FBC expectations. In the Planning Commission's review of barriers in the June 12, 2025 meeting, the Commission added that space limitations in the City necessitate upward development. They also acknowledged that extensive construction, including the ongoing infrastructure projects like the 1800 North reconstruction project, creates additional barriers to development.

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The learning curve associated with the FBC continues to impact the overall implementation timeline. To address this barrier, the City has:Continued to expand and maintain educational materials on the Sunset City website, including frequently asked questions and visual examples of acceptable development within the three Form Districts.Provided additional one-on-one guidance to developers during the pre-submission phase to help navigate the new code.Applied for and received technical assistance from the Wasatch Front Regional Council (WFRC) in 2025 to support implementation of the FBC and identify areas within the city code where it may conflict and not align ideally with Form Based Code. This technical assistance will help improve the city and determine if any changes need to be made to FBC or city code.

E

The Planning Commission has discussed a number of possible barriers to the introduction of external 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 external ADUs.

I

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

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

The City expects to see mixed-use and more housing types if/when property owners redevelop their properties within the FBC districts.

F

The City expects to see mixed-use and more housing types if/when property owners redevelop their properties within the FBC districts.

E

None yet, though the City expects to see the creation of additional affordable housing stock after the approval of internal ADUs in city limits.

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No market responses have been observed to date.

7. **Links to supporting documentation** *(Optional)*

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Attachment to supporting documentation *(Optional)*

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FEEDBACK & 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)*

Technical Assistance and Planning Support: The state can offer resources such as toolkits, planning templates, or model ordinances to help local governments develop and implement effective strategies. Providing access to planning experts or consultants can also enhance local capacity.Also, it is not always a one size fits all take on things.....

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://syracuseut-my.sharepoint.com/:b:/g/personal/nsteele_syracuseut_gov/EcFO47_Jm8xCmJuZc_Tc2DAB3bk3KkxQ9kRWR2P_FKmmuQ?e=l6Ktuh

Link to general plan, moderate income housing element:
https://syracuseut-my.sharepoint.com/:b:/g/personal/nsteele_syracuseut_gov/EfdWlSPpNN5Ggy9RWBMf0RIBjrdyFFPDL1Hy2s6iUKYKTA?e=OBLL75

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://syracuseut-my.sharepoint.com/:u:/g/personal/nsteele_syracuseut_gov/EaqvHB-wmPxFjf4DzTdt2VwBvZ4mTZ8X_Aa8xb3TvmyvUw?e=ONdvdI

When did the last zoning map or text amendment occur?
6/10/2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or

units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
694

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.
694

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.**
694

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.**
694

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

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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, 2024 and July 31, 2025:

3

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:

3

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*

0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A

B

F

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

https://syracuseut.gov/DocumentCenter/View/143/General-Plan---Text--Map-2023

B

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).

F

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 CorridorOngoing • Consider approval of additional .MXD project near areas master planned with the 'Commercial' designation.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

See through recently approved residential projects:-Agate Estates, 0/32, Leisure Villas, single family for sale.-Arlo Vertical Mixed Use,0/24, Preston, vertical mixed use, first story commercial, upper two stories walk up apartment for sale.-Banbury Town Homes, 0/95, Erik Craythorn, two and three story townhomes for sale.-Distant Serenade,0/11, Tracy Teeples, single family for sale.-Grayson Ridge Southwest, 0/22, Henry Walker, single family for sale.-Saltrock,0/113, CW Land, single family small lot for sale.-Syracuse Arts, 0/22, Woodside, small lot single family for sale.-The Greens at Glen Eagle, 0/12, Brock Johnston, single family for sale.-Towns at City Center, 0/20, Josh Hughes, three story townhomes for sale.-Sadies Glen, 12/117, Ovation Homes, attached senior housing, single level for sale, some single family patio homes for sale too. -Monterrey West/The Madison, 45/200, Cole West, three story walk up apartments for rent.-Legacy Park Estates, 20/70, Ivory, single family for sale.-Parkview South, 33/95, Woodside, single family for sale.-RC Parkwest, 98/134, Psion, two story townhome and single family for sale.-Village at the Bluff, 78/103, Castle Creek, two story townhomes, patio homes, and small lot single family for sale.-Antelopes Edge, 20/24, Josh Hughes, small lot singe family for sale.-Parkview North, 78/85, Woodside, single family for sale.-Shoreline Subdivision, 372/384, Woodside/Century, small lot single family for sale.-Aspire at Canterbury, 32/32, 100% as of 3/10/2025, Ovation Homes, two story townhome for sale.-Harward Subdivision, 6/6, 100% as of 3/10/2025, single family for sale.- Shoreline View, 8/8, 100% as of 3/10/2025, Keith Russel, single family for sale-Hospital MXD/Veridian,300/300, 100%as of 5/1/2025, Wasatch Residential, income restricted three story walk up apartments for rent and two story townhomes for rent. • Consider approval of additional projects where appropriate.

B

2024: Coordinate with UDOT on the completion of the West Davis Corridor, Antelope Widening, and SR-193 extension. Ongoing project completion such as maintenance agreements for landscaping and park and ride. Finalizing land trade agreements. 2024: Update transportation master plan. Completed December 2023. 2022-2025: Work with property owners for right of way acquisition on the 500 W alignment - hired granite construction for new signal and 500 W widening. Joint project between Layton, Clearfield, and Syracuse2017-2027: 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). Yes. Lots of public roads dedicated with plats being recorded at the county recorders office.2025 - 2026: Antelope widening, 2 new roads and roundabout in association with Costco project. South of Costco is general planned for high density residential. This infrastructure will support growth in the area2025-2026: new sewer and storm drain lines from Coscto down to 2700 S. This infrastructure will support growth in the area. 2025-2026: new signal and road on at 2500 W on SR 193. Received County grant money. New signal will open up area for industrial development as first phase, but these improvements will open access to raw land that is general planned medium density residential. 2025: First phase of regional park2024:New secondary water pond2025: New fire station2024: New parks maintenance facility2024: BMX park2024: trail on north side of Gentile

F

approved Salt Rock PRD (adjacent to WDC) - working on final platapproved Sadie's glen PRD (adjacent to WDC) - under constructionArlo MXD - completeHolt MXD - completeBriggs North MXD - completeTown Center MXD - not startedMonterrey West MXD - 25% completionHospital MXD - complete

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

WDC Gateway CDA Plan and Budget - created new tax increment project area that will require 10% affordable housing set aside.Hammon rezone - rezone to increase densityBanbury Townhomes - preliminary plat for increased densitySadies Glen phase 1 - final plat for increased densitySadies Glen phase 2 - final plat for increased densityAgate Estates - final plat for increased densityArlo mixed use building - site plan amendment for increased densityParkview at shoreline phase 6 - final plat for increased densityParkview at shoreline phase 5 - final plat for increased densityArts Academy Rezone R1 to PRD/Preliminary Plat/ Dev. Ag. - rezone for increased densityJacob Jones A1 to R2 located 1185 S 3000 W - rezone to increase densityHammon Lane * greens at glen eagle - preliminary plat to increase densitylegacy park estates phase 4 - final plat for increased densitylegacy park estates phase 5 - final plat for increased densityArts Academy - final plat for increased density700 s to r-1 to r-3 - rezone to increase density3015 S 2000 W Saltrock A1 and R1 to PRD - rezone to increase density2800 s 1400 w r-2 - Bob Stevenson - rezone to increase densityRampton Corner rezone to R-3 - rezone to increase densityRampton Corner general Plan amendment - amend general plan to shift residential and commercial locations. Sadies Glen PRD Phase 5A - final plat to increase densityPerry Homes R-2 Rezone (Wilcox) - rezone to increase densityBanbury Townhomes p1 - final plat to increase densityJones Subdivision - subdivision for increased densityLandon Costley Subdivision - concept plan for increased densityThe Greens at Glen Eagle - final plat for increased densitySadies Glen Phase 3 - final plat for increased densityHeritage Lane Commercial Plaza PUD - condo plat so each apartment unit can be sold separately.

B

WDC Gateway CDA Plan and Budget - funding for 2500 WSadies Glen phase 1 - dedicated public roads to citySadies Glen phase 2 - dedicated public roads to cityAgate Estates - dedicated public roads to cityparkview at shoreline phase 6 - dedicated public roads to cityparkview at shoreline phase 5 - dedicated public roads to cityHammon Lane * greens at glen eagle - dedicated public roads to citylegacy park estates phase 4 - dedicated public roads to citylegacy park estates phase 5 - dedicated public roads to cityArts Academy - dedicated public roads to citySadies Glen PRD Phase 5A - dedicated public roads to cityBanbury Townhomes p1 - dedicated public roads to cityJones Subdivision - dedicated public roads to cityCostco Plat - dedicated public roads to cityThe Greens at Glen Eagle - dedicated public roads to citySadies Glen Phase 3 - dedicated public roads to city

F
approved Salt Rock PRD (adjacent to WDC)approved Sadie's glen PRD (adjacent to WDC)

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A
In the last year or so, the city had to build a new fire station, parks maintenance facility, new park, expand the secondary water tank, and widen roads. The city had to raise taxes to pay for the projects and keep up with inflation staffing costs. The residents are angry about the growing pains and increased costs. Property taxes and impact fees were not enough to cover the costs. The council was leery to even 'hold the rate' because of truth in taxation rules and were not willing to hold the rate. Apartment buildings should be taxed at 100% not 55%. 'Holding the rate' should not be considered a raise in taxes.

B
It costs a lot of money to build this stuff parks, roads, fire stations are all big ticket items that come with a lump sum payment. Raising taxes is not popular. The community doesn't like to bond for things if possible.

F
Worries about appropriate densities located next to the WDC were you have frontage but no access. Poor direct access means lower commercial viability. Community hungry for commercial property taxes and sales taxes. High noise and pollution next to freeway may not be ideal even though we are approving higher density because adjacent to freeway.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A
We have a steady stream of proposed development, current development, and projects wrapping up.

B
We are growing like a weed and luckily we have been collecting a lot of impact fees to help cover the costs.

F
No shortage of development. Many ongoing applications.

7. **Links to supporting documentation** *(Optional)*

A

B

F

Attachment to supporting documentation *(Optional)*

A

B

FEEDBACK & RECOMMENDATIONS

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

Other (Please specify)

less state regulation

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)*

Use the building permit data we are already reporting to the state to generate state's own housing report and not tie up hours and hours of city staff time on compiling reports. Please no more state level legislation dictating local city housing ordinances.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.taylorsvilleut.gov/Home/ShowDocument?id=3679

Link to general plan, moderate income housing element:
https://www.taylorsvilleut.gov/Home/ShowDocument?id=3679

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
uploaded

When did the last zoning map or text amendment occur?
22- Jan-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
2,195

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.
The market and financing costs are the biggest barrier. Some projects require off-site infrastructure improvements, which are underway. Developers have expressed that financing and market have slowed development timing.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
Most notable projects are Volta (900 apartment units); Summit Vista (1,095 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

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
134
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
3 ADU permits, 2 “second kitchens” where owner constructs all conditions of an ADU but is used for disabled family or adult children.

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
32

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
none

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

D
E
F
G
H
V

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

D

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)

E

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)

F

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)

G

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)

H

H1. Research best practices for parking standards in high density multi-family housing projects within 1/4 mile and ½ 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 PlanningCommission for consideration and recommendation to the Taylorsville City Council. (Q1 2024) H4. Present Planning Commission recommendations to the City Council for adoption. (Q3 2024)

V

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

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

D

On June 4, 2025 the Taylorsville City Council approved Ordinance 25-07 amending the Fee Schedule to include the following language, “Moderate- Income Housing: In accordance with the city' s Moderate Income Housing Plan strategy, certain applicable fees may be waived for the construction of moderate-income housing units. Such fee waivers shall be based on and proportional to the percentage of moderate- income housing units in the project— for which the fees are being calculated. A 'moderate income housing unit' is defined as a deed-restricted housing unit that is occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the area median income (AMI) in Salt Lake County.”

E

Planning Staff has been researching and preparing draft code language to introduce detached ADUs in Taylorsville. That research and draft was presented to the Planning Commission on June 10, 2025. Staff received helpful feedback and will take the proposal back to the Planning Commission in July 2025, with potential action by the City Council in August 2025.

F

On June 18, 2025, the Taylorsville City Council held a discussion regarding the potential rezone of a property currently zoned Regional Commercial (RC) to Site-Specific Development (SSD) to facilitate a high-density residential project. Planning Staff is currently working with the applicant to process applications to prepare for public hearings.

G

On June 18, 2025, the Taylorsville City Council held a discussion regarding the potential rezone of a property currently zoned Regional Commercial (RC) to Site-Specific Development (SSD) to facilitate a high-density residential project. The proposal would include drafting new land use regulations to allow the development. Planning Staff is currently working with the applicant to process applications to prepare for public hearings.

H

Planning Staff has been researching and preparing draft code language to re-evaluate minimum parking standards in Taylorsville. That research and a draft code text amendment was presented to the Planning Commission on June 10, 2025. Staff received helpful feedback and will take the proposal back to the Planning Commission in July 2025, with potential action by the City Council in August 2025.

V
On May 7, 2025 the Taylorsville City Council approved Ordinance 25-05 adopting the Taylorsville Expressway BRT Station Area Plan. On May 22, 2025 the Plan was certified by the Wasatch Front Regional Council.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

D
On June 4, 2025 the Taylorsville City Council approved Ordinance 25-07 amending the Fee Schedule.

E
Currently under review by the Planning Commission and City Council, decisions are still pending their review and approval.

F
Pending, applications are currently being reviewed and processed by city staff.

G
Pending, applications are currently under review by city staff.

H
Draft standards are currently under review by the Planning Commission and City Council, formal action is still pending.

V
On May 7, 2025 the Taylorsville City Council approved Ordinance 25-05 adopting the Taylorsville Expressway BRT Station Area Plan. On May 22, 2025 the Plan was certified by the Wasatch Front Regional Council.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

D

None.

E

None.

F

None.

G

None.

H

None.

V

None.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

D

TBD, it will take time to gauge how this affects the market.

E

n/a.

F

n/a.

G

n/a

H
n/a

V
n/a

7. **Links to supporting documentation** *(Optional)*

D
n/a

E
n/a

F
https://www.taylorsvilleut.gov/home/showpublisheddocument/10949/638857670779300000

G

H
https://www.taylorsvilleut.gov/home/showpublisheddocument/10911/638847352767430000

V

Attachment to supporting documentation *(Optional)*

D
F_3ikEM3ShhUSXWp2
Ordinance No. 25-07.pdf
13365383
application/pdf

E
F_8v8vkuUuPfrLRHX
2025 0610 - Agenda.pdf
128907
application/pdf

F

G

H

V
F_ClWU0a7Er8UnLCp
Taylorsville BRT SAP_adopted.pdf
39242027
application/pdf

FEEDBACK & 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

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 baseline metrics to gauge regional progress. Providing jurisdictions with current supply data, the current reporting and strategies are heavily focused on new construction but do not give credit for existing supply.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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@tooelecity.gov
4358432167

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://files.tooelecity.gov/Documents/CommunityDevelopment/Resources&MasterPlans/Ordinance%202022-37%20Amending%20Tooele%20City%20General%20Plan.pdf

Link to general plan, moderate income housing element:
https://files.tooelecity.gov/Document%20Center/Service/Resource/Moderate%20Income%20Housing%20Plan/Tooele%20City%20Moderate%20Income%20Housing%20Plan%202022%20Revised%20February%202023.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://tooelecitygis.maps.arcgis.com/apps/webappviewer/index.html?id=ea1fc0fb757a454cae04dd1c36403c60

When did the last zoning map or text amendment occur?
18-Jun-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
1,074

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.**
1074

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.
In Tooele City the greatest hindrance to housing construction is water. It has become very onerous for developers to acquire the water rights to facilitate residential development. That is Tooele City's greatest barriers.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
The 7353 units is an estimation and is not guaranteed and does not account for property that would be used for open space, roads, storm water management basins, etc. This number is a gross calculation of units per acre by acre size. Many units in Tooele have been entitled through the preliminary subdivision process, but, due to a lack of water availability have stalled. Hence the reason the number is essentially the same as that found in the previous report.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
18
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
Tooele City does not issue business licenses or permits to rent an ADU. This was done to facilitate the ease and convenience of owning and renting out an ADU. Tooele's City Council desired to make ADU use simple and easy.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
This is not applicable in Tooele City. Building permits are the only permit Tooele City requires for an ADU.

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A
F
E
B
S

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

Ordinance 2024-16, approved by the Tooele City Council on September 18, 2024, to amend the Land Use Map of the City's General Plan for approximately 4.9 acres from Regional Commercial to Mixed Use. Thus enabling the construction of up to 78 high density units as the Mixed Use land use designation permits up to 16 units per acre. Ordinance 2025-11, approved by the Tooele City Council on May 7, 2025, to amend the zoning map from a handful of lower density zoning districts to the new Compass Point RSD (Residential Special District). The RSD includes approximately 1700 acres and permits a wide variety of housing times ranging from single-family up to townhomes and apartments and provides the developer the flexibility to construct housing that meets current demands, be it single-family or multi-family residential housing. The developer has already proposed the construction of 2 town home developments and one mixed development including cluster homes, town homes, alley loaded townhomes and small lot garden style single-family homes. 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.

F

Ordinance 2024-26, approved by the Tooele City Council on September 18, 2024 amended the Land Use Map of the Tooele City General Plan from Regional Commercial to Mixed Use. The Mixed Use land use designation enables construction of up to 16 dwellings units per acre on a 4.9 acre parcel and permits a wide variety of housing uses from single-family residential to apartment condominiums. This property is in close proximity to SR-36, within 500 feet. SR-36 is Tooele City's main transportation route into and out of the City by UTA bus systems. The property is located immediately adjacent to many commercial centers thus providing easy access to potential jobs and commercial ventures for those who will live in this development. 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 Land Use Map and 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 Land Use Map and Zoning Map Amendment requests and will continue to do so as development applications are submitted.

E

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 issued 18 building permits for ADUs. Many more have been constructed in the form of basement apartments, unfortunately, not all of them are done with building permits. The 18 units reflects only those that have obtained a building permit.

B

This strategy is complete and implementation is ongoing. Tooele City has created In-Fill Overlay Districts, authorized by Tooele City Code Chapter 7-14 Table 5 In-Fill Overlay District Development Standards. This ordinance is applicable to older sections 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 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. Setbacks, lot size and lot widths are also reduced in the In-Fill area to encourage home construction on lots that are atypical in regards to lot size.

S

Tooele City Code 7-14a sections 25 and 26 (Ordinance 2019-13, approved on August 21, 2019) provide reductions in impact fees for detached accessory dwelling units. Internal ADUs are not assessed impact fees. Culinary water, Sanitary Sewer, Public Safety and Parks and Recreation

impact fees are reduced by 50% for all ADUs. Tooele City has also waived the requirement to convey water rights, a significant cost for new housing construction.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Ordinance 2024-16, approved by the Tooele City Council on September 18, 2024, to amend the Land Use Map of the City's General Plan for approximately 4.9 acres from Regional Commercial to Mixed Use. Thus enabling the construction of up to 78 high density units as the Mixed Use land use designation permits up to 16 units per acre. Ordinance 2025-11, approved by the Tooele City Council on May 7, 2025, to amend the zoning map from a handful of lower density zoning districts to the new Compass Point RSD (Residential Special District). The RSD includes approximately 1700 acres and permits a wide variety of housing times ranging from single-family up to townhomes and apartments and provides the developer the flexibility to construct housing that meets current demands, be it single-family or multi-family residential housing. The developer has already proposed the construction of 2 town home developments and one mixed development including cluster homes, town homes, alley loaded townhomes and small lot garden style single-family homes.

F

Ordinance 2024-26, approved by the Tooele City Council on September 18, 2024 amended the Land Use Map of the Tooele City General Plan from Regional Commercial to Mixed Use. The Mixed Use land use designation enables construction of up to 16 dwellings units per acre on a 4.9 acre parcel and permits a wide variety of housing uses from single-family residential to apartment condominiums. This property is in close proximity to SR-36, within 500 feet. SR-36 is Tooele City's main transportation route into and out of the City by UTA bus systems. The property is located immediately adjacent to many commercial centers thus providing easy access to potential jobs and commercial ventures for those who will live in this development.

E

Tooele City issues permits for requests to construct an ADU. In this reporting period Tooele City issued 2 building permits for the construction of a detached ADU and an internal ADU. Would that all ADUs would obtain a permit but not all of them do and we do not have a mechanism of the staff to track those ADUs constructed without a building permit.

B

Tooele City has permitted construction of homes in the In-Fill Area between August 2024 and July 2025 as well as the renovation of existing homes and have provided a reduction of the cost of water by 50%. These homes were then able to utilize existing sewer and water systems, roads, and utilities without having to bear the cost of constructing new utility systems and roads.

S
Two building permits were issued in the reporting year for ADUs. Impact fees were waived according to the requirements of Tooele City Code 7-14a.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A
Ordinance 2024-16, approved by the Tooele City Council on September 18, 2024, to amend the Land Use Map of the City's General Plan for approximately 4.9 acres from Regional Commercial to Mixed Use. Thus enabling the construction of up to 78 high density units as the Mixed Use land use designation permits up to 16 units per acre. Ordinance 2025-11, approved by the Tooele City Council on May 7, 2025, to amend the zoning map from a handful of lower density zoning districts to the new Compass Point RSD (Residential Special District). The RSD includes approximately 1700 acres and permits a wide variety of housing times ranging from single-family up to townhomes and apartments and provides the developer the flexibility to construct housing that meets current demands, be it single-family or multi-family residential housing. The developer has already proposed the construction of 2 town home developments and one mixed development including cluster homes, town homes, alley loaded townhomes and small lot garden style single-family homes.

F
Ordinance 2024-26, approved by the Tooele City Council on September 18, 2024 amended the Land Use Map of the Tooele City General Plan from Regional Commercial to Mixed Use. The Mixed Use land use designation enables construction of up to 16 dwellings units per acre on a 4.9 acre parcel and permits a wide variety of housing uses from single-family residential to apartment condominiums. This property is in close proximity to SR-36, within 500 feet. SR-36 is Tooele City's main transportation route into and out of the City by UTA bus systems. The property is located immediately adjacent to many commercial centers thus providing easy access to potential jobs and commercial ventures for those who will live in this development.

E
There were no land use regulations or land use decisions made between August 2024 and July of 2025 because the ordinance was adopted in August of 2019. The land use regulations are already in place and are currently being executed.

B

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.

S

There were no land use regulations or decisions made as the ADU ordinance was adopted on August 21, 2019. The ordinance reducing and waiving impact fees is already in place and is being executed.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

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 emphasized that the City, despite zoning map amendments to higher densities, cannot force developers to construct affordable housing. It should also be emphasized 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 constantly ongoing.

F

It should be strongly emphasized that this strategy is entirely development application driven. Tooele City does not have the authority to compel property owners or developers to request amendments to the Land Use and 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. Housing development within Tooele City is also greatly hindered by the lack of water availability. Developers would develop but they are unable to find the water rights necessary to satisfy the needs of their proposed development. Water issues have stalled many would be residential developments.

E

Tooele City wants to emphasize that this process of ADU construction is entirely driven by the property owner. Tooele City does not have the ability to compel property owners to construct ADUs in the basements or on their property. Tooele City does have impact fee reductions that

make constructing ADUs more feasible for property owners but the permitting of ADUs within the City is based entirely upon applications and requests submitted by property owners.

B
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 In-Fill r

S
It should be emphasized that Tooele City cannot compel property owners to construct ADUs and take advantage of the reduction of impact fees. Tooele City does not build residential homes with accessory dwelling units.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A
Constant inflation, high prices and high 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, prices rise and interest rates stay high applications for new development have slowed. The lack of water in Tooele City is also a tremendous hinderance to residential development of raw, undeveloped ground.

F
Prices being so high and higher interest rates have stifled a lot of housing growth. Inflationary pressures have also resulted in higher construction costs. As such Tooele City has seen a significant decline in Land Use Map and Zoning Map amendment applications for higher density housing.

E
Inflation and the cost of building materials have resulted in increased cost of the construction of an ADU. High mortgage rates have also made the financing of such construction costs higher than what people are able to afford. As such the number of applications for ADUs in Tooele City have decreased to the point that they are nearly non-existent. Tooele City does not construct ADUs and is entirely dependent upon property owners to construct or hire contractors to build an ADU.

B
Inflationary pressures and interest rates have resulted in greater costs for building materials and an individual's ability to obtain financing to fund new construction or home renovation. Tooele

City does not build homes and as such is dependent upon property owners and developers to submit application for new homes in the In-Fill area. Higher costs and interest rates have severely limited new construction permits in the In-Fill area.

S
Increased building costs resulting from inflation and higher mortgage rates have not helped. The issue we are finding is people just don't want to build external ADUs. We field a lot of inquiries about it but when it comes to actually pulling a permit to do so the number is very few. ADUs are small. They are not popular among a population that is desiring bigger and bigger homes with 4 car garages. We put the ordinance in place to permit small ADUs but few there be that want to build them. There is nothing Tooele City can do to force a property owner to put up a detached ADU on their property. We gave property owners the tools, created a path, now we wait for them to take advantage of it. It just isn't happening.

7. **Links to supporting documentation** *(Optional)*

A
N/A

F
N/A

E
N/A

B

S
N/A

Attachment to supporting documentation *(Optional)*

A

F

E

B

S

FEEDBACK & 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 (Please specify)

Suggestions on how to address inflationary pressures on the cost of housing.

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 of Utah is constantly placing blame on cities for the higher costs of housing. It would be most helpful if the State of Utah would conduct research and provide information to Cities on the following: 1. Inflation and how much inflation affects the cost of housing. Cities don't cause inflation. Inflation is a money supply issue and is the sole result of the Federal Government printing and injecting endless money into the system. Cities don't control his. It would be helpful if the State would provide more information in this regard. 2. California equity. Many homes currently being sold in Utah are being sold to Californians who come to Utah with substantial cash reserves from home equity in California who then outbid native Utahns for housing prices. It would be most helpful if the State of Utah were to provide information to Cities on how much this phenomenon affects the cost of housing in Utah. 3. Land availability and land costs. One of the biggest factors in the prices of homes is the cost of land upon which to build the homes. High priced land continues to be purchased by home builders who then move the cost on to the home buyers. Cities do not control land values. It would be helpful in the State of Utah were to provide information on how high land values are causing higher home prices and how Cities can address this. 4. Water. Water, water, water. Tooele City must supply its own water. We don't have a Jordan Valley Water district that can sell developers water. Tooele City has to go obtain and find its own water resources. This makes water expensive. The State of Utah might consider helping Tooele City fund some of these water issues so that the City can help facilitate the construction of housing and keep the costs lower.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Tooele County

Who is filling out this report?
Trish DuClos
Planner Code Enforcement Officer
trish.duclos@tooeleco.gov
435-843-3160

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://cms3.revize.com/revize/tooelecountyut/Document%20Center/Department/Development/General%20Plan/tooele-county-general-plan-2022.pdf

Link to general plan, moderate income housing element:
https://cms3.revize.com/revize/tooelecountyut/Document%20Center/Department/Development/General%20Plan/tooele-county-general-plan-2022.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://tooelecountygis.maps.arcgis.com/apps/webappviewer/index.html?id=c43e0f457ef547358a85c54d327c0342

When did the last zoning map or text amendment occur?
7/16/2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
213

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.**
154 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).244

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.
Infrastructure (specifically water/sewer and some areas power), public concerns, geographic constraints (slope, flood zone, etc.), agricultural property owners.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, 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

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
Tooele County does not track rented units

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, 2024 and July 31, 2025:
14

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
Tooele County does 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, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
2 CUPs for detached units.

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A
B
E
O

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

1. Ordinance 2024-09; Rezoned over 307 acres from MU-40 (Multiple use, 40-acre min.) to RR-1 (rural residential, 1-acre min.)2. Ordinance 2025-02; Rezoned 40 acres from RR-5 (rural residential, 5-acre minimum) to RR-1 (rural residential, 1-acre min.)3. Continued Support and Facilitation of the 356.84-acre Planned Community (Originally Approved under Ordinance 2021-34); •Action: Tooele County has worked actively with the developer, Erda City, and bonding agencies to set up a Public Infrastructure District (PID) for the project. This is a required financing tool to extend utilities (water and wastewater), which remain within unincorporated County boundaries.•Support Provided: The County agreed to serve as a backup entity for the PID in the event of municipal disincorporation, a critical requirement from the underwriters for PID approval.•Construction Progress: The developer has begun construction on the utility infrastructure within the development area using County-approved permits and with direct coordination and cooperation from Tooele County staff.•Impact: These steps move the project closer to construction, triggering eventual subdivision approval and infrastructure installation. As per the original rezone condition, 10% of the residential units in this development will be set aside as affordable housing, mixed throughout the community.•Strategy Alignment: Supports the County's strategy to increase moderate income housing through planned community development and use of financing tools.4. Inland Port Project and Workforce Housing Feasibility; •Action: The County is working with a property owner on a proposed inland port site, which includes an approved PID. During the reporting period, the County has explored expanding the PID boundary to include surrounding parcels to provide utility services for

housing development.•Status: This initiative is currently in the feasibility and planning stage.•Impact: The potential housing component would include affordable, workforce housing to support employees in the inland port area.•Strategy Alignment: Advances the County's goal to use economic development projects to leverage new affordable housing opportunities.Summary: •Between August 1, 2024 and July 1, 2025, Tooele County has actively engaged in multiple land use decisions and infrastructure partnerships that directly support its moderate income housing strategy. The County's actions reflect a coordinated approach involving zoning adjustments, intergovernmental cooperation, and public-private financial tools (PIDs), all aimed at increasing the supply and feasibility of affordable housing development.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.

B

1. Ongoing Coordination with UDOT on the Mid Valley Highway Project•Status: Phase 1 of the Mid Valley Highway has been completed; further segments are in the planning and study phase.•Relevance to MIH: The completion and future phases of this regional transportation corridor improve access to northern Tooele Valley, supporting higher-density, mixed-income residential development and reducing commuting barriers for moderate-income households.•Progress Demonstration: Tooele County continues to engage with UDOT and pursue opportunities to accelerate remaining phases and align development corridors with housing goals.2. Developer Partnerships and Public Infrastructure Districts (PIDs)•Action: Tooele County has worked with developers to establish PIDs to fund water and wastewater infrastructure critical to enabling moderate income housing construction.•Ongoing Activity (2024–2025):oThe County continues to coordinate with bonding agencies, municipalities, and developers to establish and activate PIDs, including the planned community in Erda and inland port-adjacent projects.•Relevance to Benchmark: These districts directly support infrastructure needs where the County cannot provide utilities, helping unlock land for higher-density and mixed-income housing.3. Grant-Seeking and Infrastructure Investment•Planned Action (2024–2025): oTooele County will apply for at least one grant (state or federal) to improve infrastructure—such as roads, water, sewer, or broadband—in support of enabling moderate income housing development. Tooele County applied for a $600,000 grant to fund water, sewer and transportation infrastructure and was unsuccessful. Tooele County applied for 2 multi million dollar grants to fund new roads and they were put on hold by the Federal government. Tooele County applied for 2 multi million dollar grants to rehabilitate existing roads and was successful. They are major collector roads and could potentially allow for collaboration with property owners to facilitate infrastructure for housing projects along with the road projects. oAs of the beginning of this period, the County is evaluating potential state infrastructure funds,

CIB opportunities, and federal transportation grants.Summary: Between August 1, 2024 and July 31, 2025, Tooele County will continue its ongoing implementation of infrastructure-based strategies to support moderate income housing. The key benchmark—to apply for at least one infrastructure-related grant—is part of a broader strategy that includes transportation investments, public-private infrastructure partnerships, and tracking of housing permits. Prior investments and ongoing utility district coordination provide a foundation for measurable progress toward affordable housing outcomes.Implementation Timeline: OngoingBenchmark: 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.

E

Tooele County currently allows for accessory dwelling units (both attached and detached) in various zoning districts.Additional updates have been made to our zoning districts and county ordinances in order to allow for and reduce regulations related to accessory dwelling units.Tooele County has not charged impact fees on ADU’s to dateImplementation Timeline: OngoingBenchmark: 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.

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 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. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Continued Implementation of Ordinance 2021-34 (356.84-acre Planned Community Rezone)•Date of Ongoing Implementation: Activities continued through the 2024–2025 reporting period•Details: Although the ordinance was passed in 2021, the County has continued to implement the terms by supporting the developer in establishing a Public Infrastructure District (PID), coordinating utility access, and issuing necessary permits.•Impact: The ordinance requires that 10% of residential units be designated as affordable housing and be mixed throughout the development. As of this reporting period, utility construction has begun with County permits, and design and financing are progressing.Strategy Support: This planned community meets the County's moderate income housing strategy by integrating affordable housing into a large-scale, mixed-use development.Summary: Between August 1, 2024 and July 1, 2025, Tooele County made land use decisions that strategically increased the availability of land zoned for higher-density and more affordable residential development. These decisions not only meet adopted benchmarks but also lay the groundwork for future affordable housing through infrastructure and policy coordination.

B

Tooele County continued to implement its strategy of investing in infrastructure and planning efforts that support the development of moderate income housing (MIH). Despite ongoing limitations due to utility service availability and economic conditions, the County took meaningful steps during this reporting period to advance the strategy.1. Continued Efforts to Secure Funding for General Plan and MIH Element Updates•Action: Tooele County remained committed to updating its Moderate Income Housing (MIH) element and other elements of the General Plan to comply with state legislative requirements. Although the 2024 grant application was unsuccessful, the County has continued to pursue alternative funding sources and is exploring options to complete the update using a phased approach if needed.•Strategic Impact: Updating the MIH element will allow Tooele County to better align its policies and land use planning with current and projected housing needs.2. Ongoing Grant Applications for Street Connectivity and Infrastructure Projects•Action: The County continued preparing and submitting grant applications aimed at improving street connectivity in key areas near major transportation corridors. These areas have been identified as having potential for moderate income housing development once infrastructure is in place.•Strategic Impact: Improved street networks support higher-density and infill housing projects by increasing access and reducing infrastructure barriers to development.3. Support for Infrastructure Development in Key Housing Areas•Action: Tooele County continued working with developers and property owners in two previously identified areas where infrastructure funding was provided to help prepare land for development.•Current Status: Due to high interest rates and continued economic uncertainty, these projects remain delayed. However, the County has maintained communication with the property owners and continues to monitor the projects for readiness once market conditions improve.•Strategic Impact: These investments support future housing capacity and align with the County's strategy to proactively prepare land for moderate income housing opportunities.4.

Development of Infrastructure Financing Tools•Action: The County continued working with developers to establish Public Infrastructure Districts (PIDs) as a tool to fund water and sewer infrastructure. These districts are especially important in unincorporated areas where the County does not provide utility services.•Strategic Impact: PIDs help bridge the infrastructure gap and enable higher-density development that would otherwise be infeasible due to the need for large-lot septic and well systems.Summary: Between August 1, 2024 and July 31, 2025, Tooele County made steady progress toward implementing its moderate income housing strategy by pursuing funding opportunities, supporting infrastructure planning, and advancing tools like PIDs to enable development. While market conditions continue to impact the pace of development, the County's proactive work in preparing and enabling housing sites demonstrates ongoing commitment to long-term housing affordability and supply goals.

E

Tooele County has created a tracking system in 2023 for ADUs. This allows us to find permitted internal ADUs with building permit and CUPs for detached ADUs.

O

Between August 1, 2023, and July 31, 2024, Tooele County took multiple actions to implement this strategy by partnering with local housing organizations and sponsoring applications for federal grant funding to support moderate income and transitional housing efforts. Additionally, the County contracted with LSI to assist in identifying and writing grants, enhancing its capacity to pursue available funding opportunities.1. Continued Implementation of Prior-Year CDBG Funding for Down Payment Assistance and Self-Help HousingTooele County previously sponsored a successful Community Development Block Grant (CDBG) application for the Tooele County Housing Authority, which was awarded in 2022 and funded in 2023. The grant supports a homeownership assistance program within a designated project area. This program continued during the current reporting period and included the following key components:•Down Payment Assistance: Income-qualified home buyers were provided direct financial support to reduce their upfront home purchase costs.•Self-Help Housing Model: Buyers could also contribute labor toward the construction of their homes, reducing the overall cost and increasing affordability.•2023–2024 Activity: Although the funding was awarded in a prior year, the program remained active during this reporting period and continued to benefit new home buyers.•2025 Closeout: The project is scheduled for formal closeout in 2025.This action directly supports the implementation strategy by leveraging federal funding to reduce housing costs for moderate income households and expand homeownership opportunities.2. CDBG Sponsorship for Switchpoint Tooele (Homeless and Transitional Housing Support)Tooele County also sponsored a CDBG application for Switchpoint Tooele, a local nonprofit that provides homeless shelter services and transitional housing support. While not limited to moderate income households, this program addresses the broader housing continuum and provides critical support for individuals and families working to transition into more stable, long-term housing.•Purpose: Assist extremely low-income and homeless populations in accessing temporary shelter, case management, and transitional housing.•2023–2024 Activity: The County supported Switchpoint's grant administration and compliance while working collaboratively to ensure housing services aligned with local housing goals.•Relevance to Strategy O: By sponsoring

CDBG applications and working with service providers, the County is actively facilitating federal funding streams that address local housing needs.3. Contracting with LSI for Grant AssistanceTo increase its capacity to identify and secure additional state and federal funding opportunities, Tooele County contracted with Local Strategies, Inc. (LSI) during the reporting period. LSI provides expert assistance in finding suitable grant opportunities and preparing competitive applications, thereby enhancing the County's ability to successfully pursue funding that supports moderate income housing development.Summary: These actions reflect Tooele County's ongoing commitment to partnering with housing authorities, nonprofits, and consultants to secure federal funding and provide meaningful housing support. By continuing to implement and support CDBG-funded programs and strengthening its grant-writing capacity through LSI, Tooele County demonstrates sustained progress toward the strategy of applying for or partnering on state or federal funding opportunities that facilitate moderate income housing development and stability.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

Land use decisions were made through ordinances that changed zoning to facilitate increased density of at least 1 acre rezoned within 2 years.

B

N/A

E

No changes were made in 2024 to the ADU land use code or general plan regarding ADUs. Tooele County's ongoing work to support ADUs aligns with its strategy to increase moderate income housing options by leveraging existing lots and structures, supporting aging in place, multigenerational housing, and rental flexibility. Future ordinance updates will further reduce barriers and streamline processes to encourage greater ADU adoption.

O

None

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

Tooele County encountered several barriers while implementing its moderate income housing strategy. These challenges impacted the pace and feasibility of progressing certain projects but did not prevent the County from advancing other parts of the implementation plan.1. Lack of Water and Sewer Services in Unincorporated Areas•Barrier: Tooele County does not provide centralized water or sewer services in unincorporated areas, which prevents the development of residential lots smaller than 1 acre.•Impact: This limits the County's ability to support higher-density housing in rural areas, even when zoning changes are approved.•Steps Taken: To address this, the County has promoted the creation of Public Infrastructure Districts (PIDs) and Special Service Districts to help finance and manage utility extensions.•Implementation Impact: While some developers have responded positively, the lack of public utility infrastructure remains a major limitation. The County continues to work with developers to establish districts and identify alternative utility solutions.•Changes to Plan: No formal changes have been made to the implementation plan; however, the County recognizes that future success with moderate income housing may depend on additional regional utility partnerships or legislative solutions.2. Political and Public Resistance to Higher Density Rezoning•Barrier: Proposed rezones to allow for higher residential densities often face opposition from members of the public, some planning commissioners, and occasionally County Council members.•Impact: This resistance can delay or prevent rezone approvals needed to meet housing strategy benchmarks.•Steps Taken: The County has continued public outreach and education efforts to explain the need for diverse housing options and the benefits of moderate income housing. Staff and developers have also worked to improve project design and compatibility to address community concerns.•Implementation Impact: These challenges have delayed some rezoning approvals but have not prevented the County from meeting its minimum rezone benchmark.•Changes to Plan: No changes to the plan were made, but the County is considering procedural improvements to streamline rezoning processes and improve public understanding of moderate income housing needs.3. Developer and Property Owner Preferences for Private Utility Solutions•Barrier: While the County promotes the use of PIDs and other infrastructure tools to support higher-density development, some developers and property owners prefer to maintain larger lots that allow for private wells and septic systems.•Impact: This preference conflicts with County efforts to promote more compact, affordable development forms and utility-based subdivisions.•Steps Taken: County planning staff continues to meet with developers to present financing and infrastructure options, and to encourage development that supports long-term housing goals.•Implementation Impact: The divergence in preferences slows down adoption of infrastructure-based housing models and limits opportunities for smaller-lot development.•Changes to Plan: None to date, but the County may consider additional incentives or code updates to make infrastructure-supported development more attractive in the future.Summary: While Tooele County continues to make progress toward its moderate income

housing goals, barriers related to infrastructure limitations, political resistance, and developer preferences have impacted the pace and scope of implementation. These issues have not prevented the County from meeting its required strategies but will require ongoing attention and adaptation to ensure long-term success.

B

• Barrier: Infrastructure funding is highly competitive, and the County has limited staff capacity to pursue multiple grants simultaneously.• Impact: The County has not always been successful in securing funding each year, which can delay infrastructure projects that support moderate income housing.• Steps Taken: Tooele County continues to monitor state and federal grant opportunities and actively applies for at least one applicable infrastructure grant per year. Staff also collaborate with UDOT and other agencies on joint infrastructure planning.• Implementation Impact: Funding delays can stall projects even when development interest is high.• Changes to Plan: None; however, the County is assessing opportunities to improve grant competitiveness, such as packaging infrastructure improvements with transportation or economic development benefits.

E

1. Infrastructure and Utility Limitations•Barrier: Many unincorporated areas of Tooele County lack the necessary culinary water infrastructure to support two units per property. The County has experienced a lockdown on water shares in existing culinary water systems, and in areas where residents rely on wells, available water rights are often insufficient to support an additional unit.•Impact: These limitations create a significant barrier to expanding ADU allowances in many residential zones, especially in rural or agricultural areas.•Steps Taken: The County has been exploring infrastructure financing mechanisms, such as Public Infrastructure Districts (PIDs), and continues to coordinate with water providers to explore long-term solutions for utility expansion.•Effect on Implementation Plan: No formal changes have been made to the implementation plan, but the rollout of expanded ADU opportunities is being approached incrementally and will remain focused in areas with available infrastructure.2. Escalating Construction Costs and Interest Rates•Barrier: Rapidly increasing construction costs, coupled with higher interest rates, have made it financially challenging for property owners to construct ADUs, even when permitted by zoning. This has led to lower-than-expected uptake of ADU construction.•Impact: The economic climate has reduced the effectiveness of the County's existing ADU allowances in producing moderate income housing units.•Steps Taken: Tooele County continues to monitor economic conditions and explore potential partnerships, funding tools, or incentives that could make ADU development more feasible for moderate-income households.•Effect on Implementation Plan: While economic conditions are external, the County is considering how to make ADUs more attractive through future programmatic or policy support.3. Public Concern and Community Opposition•Barrier: Some residents and stakeholders have raised concerns about the potential impacts of ADUs on neighborhood character, traffic, and parking—particularly in traditionally low-density or rural zones.•Impact: These concerns have delayed progress on further ordinance updates intended to reduce regulatory barriers for ADUs.•Steps Taken: County staff are conducting public outreach and education to address misconceptions and explain how ADUs can be responsibly integrated into

residential areas to meet critical housing needs.•Effect on Implementation Plan: The County remains committed to the strategy, though broader ordinance revisions may be delayed to allow for more community engagement.4. Staff Capacity•Barrier: Limited staff capacity to initiate and manage ordinance updates has contributed to delays in implementing ADU reforms.•Steps Taken: Planning staff are prioritizing ADU-related updates within broader zoning and housing policy reviews and seeking to streamline workload through phased ordinance changes.Summary: Barriers encountered in implementing Strategy E included infrastructure limitations (especially related to water), economic pressures (construction costs and interest rates), public opposition, and staffing constraints. These challenges have slowed progress toward further reducing ADU regulations, but the County has taken steps to address each issue and remains committed to this strategy as part of its long-term housing efforts. No changes to the official implementation plan have been made at this time, though internal timelines and priorities continue to be reassessed.

O

Tooele County encountered several barriers while implementing the strategy to apply for or partner with entities pursuing state or federal funds or tax incentives for moderate income housing. These barriers related to project readiness, and competitive fu

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

The County's zoning actions, support for infrastructure districts, and coordination with developers have begun to produce measurable outcomes in the land use and housing markets. While many of the observed changes are early-stage, the groundwork laid during the reporting period positions Tooele County for meaningful progress in delivering moderate income housing. The market is responding with increased interest in smaller-lot development, use of infrastructure financing tools, and movement toward implementing long-planned mixed-income projects.

B

N/A

E

Making internal ADUs a permitted use has increased basement finishes or addition in building permits. From August 1, 2024-July 31, 2025 14 internal ADUs have been processed. 2 detached ADUs with CUPs were allowed. Market value of ADUs has not decreased.

O

N/A

7. **Links to supporting documentation** *(Optional)*

A

https://tooeleco.gov/departments/administration/clerk/resolutions_and_ordinances.php

B

E

O

Attachment to supporting documentation *(Optional)*

A

B

E

O

FEEDBACK & 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)*

Helping rural areas with no infrastructure, and/or working around the state's well and septic regulations for lots smaller than 1 acre.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Tremonton city

Who is filling out this report?
Jeff Seedall
Community Development Director
jseedall@tremontoncity.gov
435-257-9504

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://tremontoncity.gov/wp-content/uploads/2024/01/RES-24-10-Amendments-to-Moderate-Income-Housing-Plan.pdf

Link to general plan, moderate income housing element:
https://tremontoncity.gov/wp-content/uploads/2022/11/Approved-Res-and-Affordable-Housing-Plan-Nov.-1-2022.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
Tremonton City annexed a parcel in April 2025. The zoning was RM-16. That is the only change that hasn't been updated in the shapefile.

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
2500

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.
716

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.**
209

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.**
725

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 notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, 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.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
Count of ADU applications received and approved

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, 2024 and July 31, 2025:
1

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

C

J

L

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

C

The City's Moderate Income Housing Plan is directed toward the Rehabilitation/Improvement of Single-Family Homes as Moderate-Income Housing. This facilitates the rehabilitation of exist-ing housing stock and preserving moderate income housing. Implementation strategies include the support of BRAG's Major Home Repair, Habitat for Humanity Northern Utah, and/or other structures as identified by the Tremonton City Redevelopment Agency.

J

In November of 2024, Tremonton City adopted Chapter 1.33 Planned Unit Development. Section 1.33.015.D states "A PUD may incorporate up to 20 percent additional units beyond the aforementioned standard density limit, provided that these additional units adhere to State moderate-income housing requirements and are deed-restricted to ensure their continued affordability. The deed restrictions must guarantee that the units remain affordable to qualifying moderate-income households for the duration of their use."

L

Under Strategy 6 of the City's Moderate Income Housing Plan, the City may facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing. This includes but is not limited to by paying or prepaying for impact fees for moderate income housing projects.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

C

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. The Tremonton City RDA will receive a report from Neighborhood Nonprofit Housing Corporation (NNHC) on completed projects at the finish of each phase. 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 be-tween July 1st and October 1st starting in 2025 with Landmark Design assisting with this evaluation).

J

Between September and November of 2024, the Planning Commission had many discussions around Chapter 1.33. This was after Landmark Design and the City administration reviewed and edited multiple drafts. In late November, the City Council adopted Chapter 1.33 as new zoning code.

L

To promote the construction of moderate-income housing, the City desired to further incentivize the construction of these housing units by reducing and/or 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 reduce impact fees on a building permit-by-building permit basis. The City has created an application process for funds that have been allocated for MIH creation. This application was adopted by the RDA board in January of 2025.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

C

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.

J

In November of 2024, Tremonton City adopted Chapter 1.33 Planned Unit Development. Within the past year, the City has received one application for the PUD. It is in the approval process, currently.

L

This month, the RDA reviewed an application for City grant funds to support construction of MIH housing with Habitat for Humanity. The grant will be spread through acquiring land, construction infrastructure, designing the housing, and constructing the project. The City was excited to see the allocated funds put to use.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

C

None

J

One barrier that we face is that the City can't enforce deed restrictions, so it's hard to execute this option. As our code stands, MIH density are "free" units that don't count against the developer's entitled units. The struggle is finding an authority to partner with to regulate the real estate transactions.

L

None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

C

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.

J

Conceptually, it has been well received, but we haven't seen applications.

L

The market hasn't responded to these funds. The City has received one application in the last few months.

7. **Links to supporting documentation** *(Optional)*

C

J

L

Attachment to supporting documentation *(Optional)*

C

J

L

FEEDBACK & 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,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'd be interested in understanding what are the popular strategies throughout the state and how municipalities are address similar strategies. If there are strategies not being utilized, then a discussion could be had at conferences and the legislative session on amending or replacing the lesser used strategies.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Utah County

Who is filling out this report?
Xiao Dong
Planner
xiaod@utahcounty.gov
8016376068

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

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://maps.utahcounty.gov/CommDev/Zoning/Zoning.html

When did the last zoning map or text amendment occur?
10-Jul-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
826 platted lots + 196 entitled development credits = 1,022

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.**
8246 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.**
683 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 six 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 dense 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. 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. 6. Through the efforts of county staff, two county-owned parcels were identified—one located in Saratoga Springs and the other near Lehi. However, both properties are designated for public uses: one as a public park and the other as a public facility. Based on the assessment conducted during our application for the Utah County Housing Solutions program, neither parcel is considered suitable for moderate-income housing development. Therefore, the County does not currently have any land available that is appropriate for such development.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
In preparing the 2025 Moderate Income Housing Report, Utah County refined its methodology to more accurately reflect entitled residential units. The data reported this year is based on updated records from May 1, 2024, to April 30, 2025, and reflects actual changes to residential development potential in unincorporated areas of the county. Staff reviewed and organized all recorded subdivision lots, identified single-family building permits issued on previously vacant parcels, and accounted for parcels and lots that were annexed into cities during the reporting period. Using the 2024 report as a baseline, Utah County added or subtracted units accordingly to calculate the most current data. 1. 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. 2. 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

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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, 2024 and July 31, 2025:
7

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
N/A

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
N/A

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

The County's Moderate Income Housing Strategy focused on reducing barriers to Accessory Dwelling Unit (ADU) development includes six implementation actions. The following outlines the actions taken during the current reporting period, including any relevant ongoing efforts initiated prior to the reporting period that continue to support the strategy: (1) Review of applicable land use regulations and recommendation of amendments to remove barriers to ADUs Status: Completed Reference: Section 4.10.C.1.b.(1) of Chapter 4 Moderate Income Housing Element of the Utah County General Plan This review was conducted prior to the current reporting period and directly supports the adopted moderate income housing strategy. The County has completed a thorough review of applicable land use regulations that may create barriers to ADUs and has developed recommendations for amendments. These recommendations are under internal review and will move forward through the public process in advance of the Planning Commission presentation. (2) Detailed review of specific regulatory areas (e.g., parking, area of dwelling, frontage, occupancy, lot/parcel size) Status: In Progress – On Schedule Reference: Section 4.10.C.1.b.(2) of Chapter 4 Moderate Income Housing Element of the Utah County General Plan A focused review of parking requirements, allowable ADU size, frontage, occupancy limits, and lot size requirements is underway. Recommended amendments addressing these specific topics will be considered and presented to the Planning Commission no later than next report period, consistent with the adopted implementation timeline.(3) Initial review and recommended amendments to be completed by September 30, 2025 Status: Ongoing – On Track Reference: Section 4.10.C.1.b.(3) of Chapter 4 Moderate Income Housing Element of the Utah County General Plan The County remains on track to

complete the full review and finalize recommendations by next report period. Internal coordination, staff analysis, and ordinance drafting are occurring as scheduled. (4) Update of the initial review process to the Utah County Planning Commission by September 30, 2023 Status: Completed (Prior Reporting Period) Reference: Section 4.10.C.1.b.(4) of Chapter 4 Moderate Income Housing Element of the Utah County General Plan This step was completed before the current reporting period and provided foundational direction for the regulatory review process that is continuing through 2025. (5) Annual tracking of building permits issued for ADUs Status: Ongoing Reference: Section 4.10.C.1.b.(5) of Chapter 4 Moderate Income Housing Element of the Utah County General Plan The County has actively tracked all building permits issued for accessory dwelling units during this reporting period (August 1, 2024 – July 31, 2025). This action will continue annually moving forward. The data collected informs progress toward the County's ADU permit goal and helps assess future regulatory changes. (6) Set a goal of 10% of new residential building permits to be for ADUs Status: Goal Achieved (This Reporting Period) Reference: Section 4.10.C.1.b.(6) of Chapter 4 Moderate Income Housing Element of the Utah County General Plan During this reporting period, the County met the goal of having at least 10% of all new residential building permits issued for ADUs. Specific permit data supporting this achievement is included in the responses below. This benchmark will continue to be evaluated and may be adjusted as part of the biennial review process.

F

The County's implementation of this strategy focuses on facilitating moderate income housing options in or near employment centers and agricultural areas, consistent with Utah County's land use policies and rural character. The following actions were planned, and progress toward those benchmarks during the current reporting period is outlined below: (1) Review applicable land use regulations and recommend amendments to reduce barriers to higher-density or moderate-income housing in appropriate zones Status: Completed Reference: Section 4.10.C.2.a.(1) of Chapter 4 Moderate Income Housing Element of the Utah County General Plan County staff completed a regulatory review focused on zoning standards that affect caretaker dwellings, agricultural worker housing, and residential uses in employment zones. The findings are being considered and will be included in presentation scheduled for next report period.(2) Focus review on caretaker dwellings and agricultural worker housing to align with longstanding policy of directing urban development into cities Status: Ongoing- On Track Reference: Section 4.10.C.2.a.(2) of Chapter 4 Moderate Income Housing Element of the Utah County General Plan Staff is considering draft ordinance language to enhance flexibility and clarify standards for caretaker dwellings and agricultural worker housing in appropriate unincorporated zones. This targeted focus aligns with the County's policy of maintaining low-density rural uses while supporting essential rural housing types. Potential amendments are planned for presentation to the Planning Commission no later than next report period.(3) Initial review and recommended amendments to be completed by September 30, 2025, followed by a biennial review process Status: Ongoing- On Track Reference: Section 4.10.C.2.a.(3) of Chapter 4 Moderate Income Housing Element of the Utah County General Plan The County is actively working on the review and will present this initial round of updates by next report period. Biennial reviews will follow as part of the County's ongoing moderate income housing strategy implementation.(4) Provide update of the initial review process to the Planning Commission by

September 30, 2023 Status: Completed (prior reporting period) Reference: Section 4.10.C.2.a.(4) of Chapter 4 Moderate Income Housing Element of the Utah County General Plan This milestone was completed prior to the current reporting period and laid the foundation for the ordinance updates and engagement described above. (5) Monitor and track permits issued for caretaker dwellings and agricultural worker housing annually Status: Ongoing Reference: Section 4.10.C.2.a.(5) of Chapter 4 Moderate Income Housing Element of the Utah County General Plan Although no specific permits for caretaker dwellings or agricultural worker housing were issued during this reporting period, County staff remain open and willing to consider modifications to applicable ordinances based on specific plans or proposals. Additionally, the County continues to monitor and track these housing types on an annual basis. This ongoing tracking ensures accountability in implementing the strategy and provides valuable insights into demand trends, potential barriers, and the effectiveness of existing ordinance provisions. (6) Conduct outreach to large agricultural operators to understand barriers to using existing ordinance provisions Status: Completed and Continuing Reference: Section 4.10.C.2.a.(6) of Chapter 4 Moderate Income Housing Element of the Utah County General Plan Initial outreach was completed in a prior reporting period, and staff has continued engagement through direct consultation with agricultural stakeholders. During this reporting period, a notable case involved a large agricultural operator requesting zone clearance for multiple remote parcels to accommodate both caretaker dwellings and seasonal worker housing. Feedback from this and other conversations has been instrumental in shaping ongoing ordinance updates and may inform rezoning considerations. One of the primary challenges identified has been the lack of infrastructure and utility access, which limits the feasibility of workforce housing in agricultural zones. These issues are currently being evaluated as part of the draft ordinance revisions.

O

(1) Hold at least one formal coordination meeting with the Housing Authority of Utah County Status: Completed Reference: Section 4.10.C.3.a.(1) of Chapter 4 Moderate Income Housing Element of the Utah County General Plan Utah County exceeded this benchmark by holding three formal meetings with the Housing Authority on December 19, 2024. These meetings focused on partnership agreements, project coordination, long-term planning, and funding alignment, and demonstrate strong interagency collaboration. (2) Update interagency agreements to reflect current goals and responsibilities Status: In Progress and Completed Reference: Section 4.10.C.3.a.(2) & (3) of Chapter 4 Moderate Income Housing Element of the Utah County General Plan The County has reviewed applicable agreements and initiated updates to reflect current roles, housing priorities, and CDBG-related responsibilities. (3) Identify funding sources or grants to support moderate income housing On July 31, 2024, the County approved Agreement 2024-621, allocating CDBG funding for a housing rehabilitation project serving approximately 360 low- to moderate-income residences. The project continues through December 31, 2025. On April 23, 2025, the County approved Agreement 2025-368, allocating CDBG funds for The Refuge’s transitional housing project, supporting 120 beds and 9 planned residential units. (4) Engage in regional housing partnerships or programs Status: Completed Utah County participated in the NACo Housing Solutions Program from January to March 2025, identifying underutilized land and conducting feasibility studies for potential affordable housing.

Although not selected for ongoing support, this effort strengthened internal capacity and built momentum for future development. (5) Continue implementation of approved CDBG projects Status: Ongoing CDBG-funded housing rehabilitation and transitional housing projects approved in 2024 and 2025 remain underway. These projects directly serve moderate-income populations and demonstrate the County's commitment to leveraging federal funding for local affordable-housing needs. (6) Coordinate with jurisdictions regarding future CDBG participation Status: OngoingOn May 28, 2025, the County issued formal notices to all participating jurisdictions (UGLGs), providing the opportunity to opt in or out of CDBG participation for FY2026–2028. This step ensures strategic alignment of regional funding efforts for affordable housing development and preservation. (7) Review feasibility of participating with the Housing Authority in improvements to the Spring Lake Apartments Status: Initiated and In Progress Utah County initiated this effort during the reporting period by conducting one formal meeting with Housing Authority staff on December 19, 2024. This discussion explored potential funding sources, project scope, and the County's possible role in supporting upgrades or rehabilitation at the Spring Lake Apartments. While funding sources are still being explored, the County remains on track to meet the September 30, 2027 target for identifying and securing resources.

P

(1) Coordinate with the Utah County CRA to ensure requested projects include funding allocations for moderate income housing Status: Completed On August 7, 2024, the Utah County Board of Commissioners adopted the Utah County CRA Participation Policy, which formally established a process for reviewing CRA participation requests. (2) Encourage each CRA project sponsor to include a recommended minimum of 10% of tax increment funds for moderate income housing Status: Completed The adopted CRA Participation Policy recommends that each participating project include at least 10% of tax increment funding dedicated to supporting moderate income housing. (3) Prioritize moderate income housing investments located near essential services and incorporated municipalities Status: Ongoing These criteria ensure that moderate income housing projects supported by CRA funds are well located and serve practical community needs (within the municipalities or the community is proximity to public transit, access to employment and essential services, and alignment with County Housing plans, etc.) (4) Complete an initial review of CRA project proposals and summarize each project's tax increment housing commitments by next report periodStatus: In Progress County staff is currently compiling a list of all CRA participation requests received to date. The review will assess the level of tax increment commitments to moderate income housing and will be formally reported to the Utah County Planning Commission by next report period.(5) Develop an application process for qualifying housing projects to request CRA-generated funds (due by September 30, 2026) Status: Not Yet Due Preliminary discussions are underway to define eligibility, evaluation, and oversight criteria for this process. The full program framework will be developed during subsequent reporting cycles.(6) Establish initial goal for distribution of CRA-generated moderate income housing funds by September 30, 2029 Status: Not Yet Due While no funds have yet been distributed, the County's adoption of the CRA Participation Policy and initiation of project tracking set a clear path for future implementation.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E

Previous/on-going actions supporting the strategy: 1. Ordinance 2019-29 Action Taken: Adopted in 2019, this ordinance allowed both internal and detached ADUs in all residential zones with specific limitations designed to support moderate income housing. Established the foundation for widespread ADU development and opened up new housing opportunities in rural and semi-rural zones. Support to Strategy: Directly supports the strategy by enabling ADUs as an affordable housing type. 2. Ordinance 2021-450 Action Taken: This amendment eliminated size limitations for internal ADUs and reduced required parking. Impact: Allowed for more flexibility in converting existing space into internal ADUs, which are typically more affordable to construct. Support to Strategy: Aligned with strategy tasks to reduce regulatory barriers such as size and parking restrictions.3. Ordinance 2022-949 Action Taken: This ordinance made several meaningful changes to ADU regulations, including further enlarging allowable sizes for internal ADUs, eliminating floor area limits for detached ADUs as a percentage of the primary dwelling, and allowing ADUs in existing accessory structures, including agricultural buildings. These changes triggered a noticeable increase in ADU applications, especially in areas with existing outbuildings or limited space for new construction. Support to Strategy: Directly addresses the identified regulatory barriers and expands housing options across varied parcel types. 4. Ordinance 2024-229 Action Taken: Adopted during 2024 reporting year, this ordinance amended Section 12.24-F-2-c of the Utah County Land Use Ordinance to reduce the side and rear setback requirements for detached ADUs in the Critical Environment (CE-2) Zone to 10 feet. CE-2 contains many smaller, older parcels (minimum lot size: 20,000 sq. ft.). The setback reduction makes ADU development more viable without requiring variances. Multiple ADU applications have already been submitted in CE-2 since adoption, showing immediate community response. Support to Strategy: This action directly implements the strategy task to review and amend setback regulations that pose barriers to ADU construction and provided the framework for similar amendments to other zones. New Action During This Reporting Period (Aug 1, 2024 – July 31, 2025):5. Ordinance 2025-623 Action Taken: On July 9, 2025, the Utah County Commission adopted Ordinance 2025-623, amending Sections 12.12-F-2-a and 12.16-F-2-a of the Utah County Land Use Ordinance. This amendment reduced the side and rear setback requirements for residential accessory structures, including detached ADUs (under 1500 square feet), to 10 feet in the Rural Residential (RR-5) and Transitional Residential (TR-5) zones. Removes the need for variance applications in many cases and supports a growing number of ADU-related inquiries and permit activity in RR-5 and TR-5 zones. Support to Strategy: This change increases flexibility in site planning and makes the construction of detached ADUs more feasible—especially on large parcels, where greater side and rear yard flexibility can help preserve open space and improve overall site layout. It also benefits smaller parcels by allowing ADUs in situations where stricter setback requirements previously prevented them. The amendment aligns with the County’s Moderate Income Housing Plan and the requirements of Utah Code § 17-27a-403, promoting low-density housing while making efficient use of land. Tracking and Goal Progress: 6. The County monitored ADU permits throughout this

reporting period. Action Taken: Data shows that 18% of all new residential building permits issued between August 1, 2024, and July 31, 2025, were for ADUs, meeting the initial benchmark goal. Support to Strategy: Tracking progress allows the County to evaluate the success of regulatory changes and make informed adjustments during future biennial reviews. Action in Progress During Reporting Period: 7. Parking Requirement Review and Reduction (In Progress)Action Taken: As part of the County's implementation of Strategy E, staff has been actively reviewing parking requirements for residential dwellings with the intent to present potential amendments no later than next report period. This review includes evaluating the feasibility and impact of reducing or eliminating parking requirements in various zones. Implementation Status: As of this reporting period, staff has initiated internal analysis and has begun drafting ordinance language for presentation to the Planning Commission in advance of the next report period.Support to Strategy: Excessive parking requirements have been identified as a barrier to dwellings construction, especially on smaller or irregular parcels. Reducing these requirements will directly lower construction costs, allow more flexible site layouts, and improve space feasibility. This ongoing action is consistent with the County's Moderate Income Housing Plan and Utah Code § 17-27a-403 and supports more equitable and flexible housing options.

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Previous/on-going actions supporting the strategy:1. Regulatory Review of Land Use Ordinance Provisions Action Taken: County staff completed a detailed review of applicable zoning regulations related to caretaker dwellings, farmworker housing, and residential uses within employment zones. This review identified barriers including infrastructure constraints, permitting clarity, and lack of locational flexibility. Support to Strategy: This work lays the foundation for upcoming ordinance amendments intended to reduce regulatory barriers and enhance housing opportunities tied to agriculture and employment centers. The review is scheduled to result in recommended proposed amendments by next report period.2. Monitoring of Caretaker and Agricultural Worker Housing Permits Action Taken: The County maintained its system for tracking permits related to caretaker and agricultural worker housing. Although no such permits were issued during this reporting period, the tracking mechanism remains in place. Support to Strategy: Continued monitoring helps identify trends in market demand, ensure implementation accountability, and determine whether ordinance updates result in increased housing activity. New Action During This Reporting Period (Aug 1, 2024 – July 31, 2025): 3. Direct Engagement with Agricultural Operators Action Taken: Staff continued outreach to agricultural stakeholders to understand housing needs and zoning challenges. One significant case during this reporting period involved a large agricultural operator requesting zone clearance on multiple remote parcels to accommodate both caretaker dwellings and seasonal worker housing. Support to Strategy: This real-world feedback is shaping draft ordinance language and may support a future rezone or ordinance amendment(s) to better accommodate remote workforce housing. 4. Consideration of Ordinance AmendmentsAction Taken: Based on regulatory review and stakeholder engagement, staff has begun considering amendments to improve flexibility and clarify standards for caretaker and agricultural worker housing. These types of uses may also be considered for inclusion in additional zones. The proposed amendments are expected to be presented to the Planning Commission by next report period.Support to Strategy: These

changes will better enable housing options in commercial or mixed-use zones and rural employment areas, improving access to moderate income housing near workplaces.

O

1. Hold Coordination Meeting with the Housing Authority of Utah County Action Taken: Utah County exceeded its benchmark of one annual meeting by holding three formal coordination meetings with the Housing Authority on December 19, 2024. This meeting involved staff from Community Development, the County Attorney's Office, the County Administrator's Office, and Housing Authority leadership. Topics discussed included: (1) Reviewing and updating the interagency agreement. (2) Identifying affordable housing inventory and unmet needs. (3) Exploring opportunities for new unit development and rehabilitation. (4) Discussing Community Reinvestment Agency (CRA) funds as a future housing funding source. (5) Reviewing the Spring Lake Apartments' status and funding needs. Support to Strategy: These meetings fulfilled implementation tasks to maintain interagency coordination, review existing agreements, and align goals related to moderate income housing. The discussions directly support project development, program planning, and resource allocation. 2. Review and Support of CDBG-Funded Housing Rehabilitation Projects Action Taken: On July 31, 2024, the County Commission approved Agreement 2024-621, allocating CDBG funds to Mountainland Association of Governments for a housing rehabilitation project that will serve approximately 360 low- to moderate-income residences. This project runs through December 31, 2025 . Support to Strategy: This action fulfills the strategy's objective to apply for or partner in funding programs that preserve moderate income housing. It enhances housing quality and maintains affordability for income-qualified households. 3. CDBG Allocation for Transitional Housing – The Refuge Action Taken: On April 23, 2025, the County approved Agreement 2025-368, allocating CDBG funds to support The Refuge, a 120-bed transitional housing facility in Orem. The project includes a childcare center, resident support services, and construction of 9 non-congregate transitional housing units. Support to Strategy: Although outside unincorporated areas, this project reflects the County's participation in supporting regional affordable housing goals. It expands transitional housing capacity for vulnerable low- and moderate-income residents in partnership with service providers. 4. Participation in NACo Housing Solutions Program Action Taken: Between January and March 2025, the County participated in the NACo Housing Solutions Program, which helps counties explore affordable housing development on public land. Activities included: (1) Identifying underutilized county-owned parcels. (2) Conducting feasibility studies and internal outreach. (3) Submitting an application on February 21, 2025. Although Utah County was not selected for further assistance (announcement made March 10, 2025), the groundwork supports future land development efforts. Support to Strategy: Participation aligns with the County's goal to activate land assets for affordable housing and pursue future program and funding opportunities. 5. Spring Lake Apartments – Initial Coordination Action Taken: At the December 19, 2024 meeting with the Housing Authority, County staff received updates on the Spring Lake Apartments project, including status, funding sources for reimbursement potential, and infrastructure completion. These discussions informed the County's understanding of the project's long-term funding and partnership opportunities. Support to Strategy: This action satisfies the requirement to assess feasibility and coordination with the Housing Authority for project improvements and funding goals before September 30,

2027. 6. Administration and Future Planning for the CDBG Program Action Taken: In May 2025, Utah County: (1) Sent formal CDBG participation notices to all UGLGs (May 28, 2025).(2) Notified Draper City of its “split jurisdiction” status and participation options. (3) Authorized administrative access and amendments to support program compliance. Support to Strategy: These actions ensure program continuity, federal compliance, and regional alignment with affordable housing funding across participating municipalities.

P

1. Adoption of Utah County CRA Participation Policy Action Taken: On August 7, 2024, the Utah County Board of Commissioners approved and adopted the Utah County CRA Participation Policy. The policy establishes formal procedures for evaluating CRA participation requests, including a recommended 10% minimum set-aside for moderate income housing in all future CRA projects. Support to Strategy: This policy lays the administrative foundation for CRA engagement and formalizes the County’s intent to direct a portion of tax increment funding toward affordable housing. It ensures that future CRA proposals are aligned with the Moderate Income Housing Plan and enables implementation of the 10% set-aside benchmark. 2. Coordination Between CRA Staff and County Related Team Action Taken: County staff held internal meetings and preliminary discussions with CRA project sponsors to ensure proposed reinvestment area plans incorporate moderate income housing goals. Support to Strategy: This ongoing coordination ensures that housing-related goals are integrated into the planning and negotiation phases of CRA projects. It supports the strategy by proactively guiding development toward well-served areas and improving the likelihood that funding will benefit moderate income households. 3. Initiation of CRA Project Review and Tracking Process Action Taken: Staff began compiling a list of CRA proposals received to date and tracking their commitments to moderate income housing funding. Work is underway to prepare a formal report summarizing this data to be presented to the Utah County Planning Commission by next report period, in accordance with the implementation plan. Support to Strategy: This action supports accountability and transparency in CRA project evaluations and helps measure the actual level of reinvestment in moderate income housing. It also supports biennial review requirements outlined in the strategy. 4. Prioritization Framework for Project Evaluation Action Taken: Through the CRA Participation Policy and follow-up implementation efforts, the County has initiated a prioritization framework to assess CRA proposals. This includes favoring moderate income housing projects that are: (1) Within or near incorporated cities (2) Near public transit or essential services (3) Consistent with the County’s long-term land use goals Support to Strategy: By embedding these priorities into the CRA evaluation process, the County will increase the likelihood that housing investments will serve residents effectively and sustainably, advancing the strategy’s broader goals of equitable and accessible housing.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E

1. Land Use Regulation:On July 9, 2025, the Utah County Commission adopted Ordinance (#623), which amended Section 12.12-F-2-a and 12.16.-F-2-a of the Utah County Land Use Ordinance to reduce side and rear yard setback requirements for residential accessory structures, including internal or detached Accessory Dwelling Units (ADUs), in the Rural Residential(RR-5) Zone and Transitional Residential (TR-5) Zone. The amendment reduced the required side and rear setbacks to 10 feet, making it more feasible for property owners to construct ADUs without requiring variances or limiting usable yard area. The RR-5 and TR-5 Zones are residential zones where the purpose includes accommodating low-density housing while also allowing for more efficient use of parcels including smaller parcels. The reduced setback standard aligns with the County's Moderate Income Housing Plan and the requirements of Utah Code § 17-27a-403, by promoting alternative housing options that increase housing supply while preserving neighborhood character. This regulatory change directly supports the implementation of Strategy E. It provides greater flexibility in site design, increases land use efficiency, and helps reduce regulatory barriers to housing options that support moderate-income households. 2. Land Use Decision: Staff initiated a targeted review of parking requirements for dwellings, with potential ordinance amendments scheduled to be presented by next report period.This regulatory review is focused on potentially reducing or eliminating additional parking requirements, particularly in zones where these requirements may limit development. Removing parking barriers reduces development costs, increases design flexibility, and encourages the construction of dwellings—especially for moderate-income households.

F

1. Land Use Decision – Zone Clearance for Agricultural Workforce Housing Action: The Utah County Planning Division reviewed and issued zone clearance evaluations for a large agricultural operator seeking to construct caretaker dwellings and seasonal worker housing on multiple remote parcels, during this report period. Support to Strategy: This decision allowed staff to evaluate ordinance limitations firsthand, and informed the refinement of draft text amendments currently in development. It also highlighted specific land use constraints (such as lack of public infrastructure and access standards) that may need to be addressed through zoning code updates or targeted rezones. 2. Internal Drafting of Ordinance Revisions (Ongoing) Action: Staff has initiated internal drafting of amendments to the Utah County Land Use Ordinance to expand and clarify the provisions for caretaker dwellings and agricultural worker housing in specific zones. Support to Strategy: These upcoming regulations aim to provide clearer pathways for permitting moderate income housing on commercial and agricultural properties, while maintaining the County's rural development philosophy. No formal rezonings or ordinance adoptions specific to this strategy were finalized during this reporting period; however, County staff actively worked with a large agricultural operator who requested zone clearance to explore the development of caretaker dwellings and migrant agricultural worker

housing on multiple parcels located in a remote, unincorporated area of the County during this report time. These parcels currently lack public utilities and infrastructure, and the proposal may ultimately require both a rezone and a potential text amendment to the Utah County Land Use Ordinance to proceed.

O

No formal land use regulations or land use decisions were adopted during the reporting period in direct connection with this strategy during the reporting period. Efforts during this period were focused on coordination with the Housing Authority of Utah County, reviewing the status of existing interagency agreements, participating in the NACo Housing Solution Program, and developing the framework for a formalized partnership to support long-term implementation of moderate income housing programs. These discussions are laying the foundation for future land use or policy decisions that may include text amendments, targeted rezones, or land dedications as part of future CDBG-eligible or state-supported projects. Updates to this process—including potential amendments to existing agreements or land use actions are expected to be developed and considered as part of the 2026 implementation plan cycle.

P

Land Use Decision 1: Adoption of the Utah County CRA Participation Policy (August 7, 2024). (1) The Utah County Board of Commissioners formally adopted the CRA Participation Policy on August 7, 2024.(2) The policy establishes criteria for evaluating CRA project requests, including a recommendation that at least 10% of tax increment funds be allocated to support moderate income housing. (3) The policy also encourages alignment between CRA investments and regional land use priorities, such as locating housing near employment centers and public transit. Support To Strategy: This policy serves as the County’s guiding framework for participating in CRA projects and represents a significant administrative land use decision. It integrates moderate income housing priorities directly into the CRA process, enabling the County to systematically allocate resources to support housing needs through reinvestment-related tools.Land Use Regulation/Action 2: Ongoing Review of Proposed CRA Area Plans (1) During the reporting period, County staff reviewed CRA-related area plans. (2) Although no new formal land use regulation was adopted, the internal review process is actively shaping how land use decisions will be made for participating CRA areas. Support to Strategy: While not a regulation itself, this ongoing land use review process represents a strategic implementation decision. It ensures the County’s land use priorities and moderate income housing goals are reflected in future CRA project approvals, helping to align development with the County’s housing strategy and land use plan.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E

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: 1. 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. 2. 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. 3. 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.

F

While this strategy remains on schedule and continues to be actively implemented, Utah County continues to face a number of ongoing structural and logistical barriers that limit broader application of moderate income housing options—particularly in agricultural and remote commercial areas of the unincorporated county. These barriers are not preventing implementation, but they do affect the pace and scope of strategy execution: 1. Infrastructure Limitations in Remote Areas Many of the parcels under consideration for caretaker dwellings or agricultural worker housing are located in remote, unincorporated areas of the County. These sites often lack access to public utilities, including culinary water, wastewater systems, and adequate road infrastructure. These limitations make it difficult to approve or support higher-density or workforce housing, even when land use policy may allow it. 2. Awareness of Farm Worker Housing Provisions Despite ongoing efforts, including outreach completed in 2024, there appears to still be limited awareness among agricultural operators about existing provisions that allow farm caretaker dwellings and farm worker housing in designated zones. Continued outreach and technical assistance may be needed to help landowners understand these options and navigate the permitting process. 3. Market Uncertainty and Landowner Hesitation Despite some demonstrated interest—particularly from large agricultural operators—many landowners remain hesitant to invest in housing for workers due to uncertainty about zoning compliance, perceived permitting timelines, infrastructure costs, and long-term return on investment. These factors limit the number of permit applications submitted, even in zones where such uses may be allowed. 4. Federal Labor and Immigration Policies Federal regulations, particularly from the U.S. Department of Labor, continue to impact the availability of migrant and seasonal agricultural workers, which reduces demand for some forms of on-site

worker housing. While this is outside the County's control, it is a potential factor in limited permit activity related to this housing type. 5. Alignment with County Policy of Directing Development into Cities Utah County's longstanding land use policy encourages residential and commercial development within incorporated municipalities. While this policy remains sound, it can create an inherent tension when implementing moderate income housing strategies in unincorporated areas—especially those that involve introducing higher-density or perceived non-traditional housing forms in otherwise rural zones.

O

1. Remoteness from Services and Infrastructure Many unincorporated areas of Utah County remain physically distant from municipal-type services such as public transit, employment hubs, commercial centers, and community amenities. These conditions make it less desirable for moderate-income households to reside in such areas and present additional planning and construction challenges.2. Housing Authority Funding Limitations in Rural AreasWhile the Housing Authority remains a strong partner, their ability to develop and manage housing projects in remote or agriculturally zoned areas is limited by funding constraints, workforce capacity, and regulatory obligations tied to federal or state programs. 3. Rising Development and Construction Costs Costs associated with constructing or rehabilitating housing—especially in rural or hard-to-reach parts of the county—continue to rise. Infrastructure extension costs (e.g., roads, water, septic, power) significantly affect the feasibility of new housing development. 4. Limited Availability of Suitable Land Although the County evaluated underutilized parcels during this period, many were deemed unsuitable for moderate-income housing due to lack of access to utilities, environmental constraints, or zoning incompatibilities. 5. Lower Availability of Existing Units for Rehabilitation The number of existing housing units in unincorporated areas that are both eligible and viable for rehabilitation is limited. This affects the ability to implement rehabilitation-focused funding strategies such as CDBG or housing preservation grants. 6. Ongoing Funding Sources

P

1. Lag in CRA Project Timelines: Many CRA project proposals remain in early stages of formation or negotiation. Tax increment collection was limited during this reporting period, which delays the application of the CRA Participation Policy's housing set-a

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

1. The market response to the County's Accessory Dwelling Unit (ADU) strategy continues to be favorable and consistent with prior years. Property owners in unincorporated Utah County regularly contact staff with questions about the ADU process, zoning requirements, and site feasibility. ADUs remain one of the most utilized and requested forms of moderate income housing in the County. 2. During this reporting period, a total of six permits were issued for new ADUs, which represents 18% of all new residential permits issued between August 1, 2024, and July 31, 2025. This meets or exceeds the County's initial goal of 10%, reaffirming the continued success of this strategy. 3. This steady activity is largely attributed to: (1) Large and small lot sizes in rural and semi-rural zones that make ADU construction physically feasible. (2) Family-based housing needs, where property owners seek to house children, parents, or extended family members on the same lot. (3) In addition to family housing, the County has observed a growing interest among agricultural landowners in constructing ADUs or small residential structures to house farm laborers. Some farm-based property owners have requested ADUs to support: year-round employees who manage livestock or operate greenhouses and seasonal laborers, especially during planting and harvest periods. (This point will be stated in the next strategy.) (4) Updated ordinance —including the recently adopted setback reductions in the CE-2, RR-5, and TR-5 zones—which have made construction more practical and attractive for residents. Inquiries and permit applications indicate that most ADUs are intended for family occupancy, which helps overcome challenges associated with the lack of public utilities and services in unincorporated areas. Property owners have expressed appreciation for the ability to keep family members close without the need for major subdivision or infrastructure investments.

F

1. The market response to this strategy has been modest but growing, with increased interest from agricultural operators and rural property owners seeking to develop caretaker dwellings and agricultural worker housing on large parcels. While no new units were entitled or permitted under this strategy during the reporting period, the County has received inquiries and zone clearance requests tied specifically to workforce housing proposals. 2. A notable example involved a large agricultural operator initiating discussions with County staff regarding the development of caretaker and migrant worker housing across multiple remote parcels. Although this proposal has not yet led to a formal rezone or permit issuance, it demonstrates real demand for flexible housing options that serve low- to moderate-income laborers in employment-based rural areas. There were: (1) No units permitted or entitled under this strategy during the reporting year. (2) No households displaced, as no redevelopment projects were initiated. (3) No known changes in rents associated with implementation of this strategy. (4) No deed-restricted units or formal rezonings completed during the period. The County anticipates a stronger market response following the adoption of proposed land use amendments planned for

next report period, which will help address infrastructure, zoning, and clarity challenges currently limiting utilization.

O

1. The market response to this strategy remains difficult to measure directly—particularly for the unincorporated area of Utah County. Implementation of this strategy continues to rely heavily on partnerships with the Housing Authority of Utah County and other CDBG-eligible entities, whose program decisions and site selections are influenced by proximity to services, infrastructure availability, and the needs of eligible populations. 2. As in previous years, Housing Authority focus continues to lean toward incorporated areas, where residents have greater access to transit, employment centers, utilities, and supportive services. This limits the number of moderate-income housing projects sited within the unincorporated county.

P

1. Market response to this strategy remains limited during the current reporting period due to the early stage of Community Reinvestment Agency (CRA) project development in unincorporated Utah County. 2. The adoption of the CRA Participation Policy represents an important foundational step toward implementation. While market activity tied to this strategy has not yet materialized in tangible development outcomes, the County anticipates that the policy will begin to influence project structure and funding allocations as new CRA proposals emerge and are evaluated under the new framework.

7. **Links to supporting documentation** *(Optional)*

E

https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/utahcounty/landordinances/documents/1753716258_Recorded%20Ordinance%202025-623.PDF

F

O

P

Attachment to supporting documentation *(Optional)*

E
F_3RqQmeyUF6ajQ1p
Zoning Table (2025).pdf
56681
application/pdf

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O
F_10PoHGIHR48wV5E
Counties for Housing Solutions Application Submittal.pdf
193794
application/pdf

P
F_7V8yKP9avVVCTvP
Policy Agreement.pdf
474408
application/pdf

FEEDBACK & 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,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

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Vernal city

Who is filling out this report?
Braeden Christofferson
ACM and Planning Dir
bchristofferson@vernal.gov
8016482983

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.vernal.gov/DocumentCenter/View/1827/Ord_2023-03-Signed

Link to general plan, moderate income housing element:
https://www.vernal.gov/DocumentCenter/View/1695/General-Plan-2023?bidId=

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://www.arcgis.com/apps/instant/basic/index.html?appid=df9b8ca0263f4838a10187aa48a2d8b8

When did the last zoning map or text amendment occur?
No zoning map or text amendments have been adopted by Vernal City between August 1, 2024 and July 31, 2025.

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
203

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.**
207 Vacant Parcels, Lots or developments & 356 Possible 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.**
203

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.
Vernal City continues to experience limited staffing capacity and funding availability, which impact the pace at which entitled housing projects can move forward. While the City has made progress, these resource constraints continue to present a barrier to full implementation of housing goals.In terms of infrastructure, the City is actively working on upgrades to existing systems, including water and sewer improvements. These efforts are ongoing and reflect a transition toward a more proactive infrastructure strategy. The barrier is not a lack of planning, but rather the availability of manpower and funding to accelerate the work.Some projects also face delays due to public concerns related to density, traffic, and neighborhood impacts, particularly in areas transitioning to higher-density housing types. Additionally, developer timing

and financing—especially among nonprofit and partnership-led efforts—can affect when projects begin construction.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
The count of 203 entitled residential units reflects several developments that have received final approval but have not yet pulled building permits. These include a mix of townhome developments, single-family subdivisions, and mixed-use residential projects. All of the units reported as entitled have received will-serve letters or equivalent confirmation that utility infrastructure is in place or complete.While Vernal City has not adopted any moderate income housing overlay zones to date, the City is actively working on a Tiny Home Overlay, which is now codified in the Vernal City Code. Although it has not yet been approved for application to any specific location, the American Dreams Subdivision will be the first development to implement this new overlay concept.The 356 possible units on vacant, residentially-zoned parcels represent a general build-out estimate based on zoning allowances and known land availability. These parcels are not yet entitled but demonstrate the City's remaining residential development capacity.Vernal City continues to monitor housing demand and development activity closely. The City recently completed an updated impact fee study and is actively upgrading infrastructure in key areas to support long-term housing growth.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
We do not track rentable ADU's

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, 2024 and July 31, 2025:
0

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
We do not track this

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
Vernal City does not currently track permits or licenses specific to Accessory Dwelling Units (ADUs). While there have been internal discussions about implementing a business licensing requirement for short-term rentals—which may assist in identifying and monitoring ADUs—no formal tracking system has been adopted, and no significant progress has been made toward implementation during this reporting period.

REPORTING ON STRATEGY PROGRESS
The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*
A
B
W

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**
A
Vernal City's implementation of Strategy A focuses on facilitating moderate income housing through appropriate zoning designations, subdivision approvals, and ordinance updates that enable higher density housing types, including townhomes and smaller lot single-family developments.The following benchmarks were planned and executed (or continued) during the reporting period:Continued approval of rezones and site plans for moderate income housing projects, including the American Dreams Subdivision, which was approved during this period and is the first development anticipated to utilize the City's new Tiny Home Overlay.Completion of the Master Site Plan ordinance in May 2025, streamlining approvals for multi-unit developments and clarifying standards for higher density residential proposals.Ongoing zoning review and entitlement of projects such as Fossil Cove, Jurassic Heights, and Raptor Heights, all of which align with the City's intent to allow moderate income housing in areas already

supported by infrastructure and appropriate land use designations.Impact Fee Study completed in 2025, helping the City support long-term planning and ensure financial sustainability for infrastructure needed to accommodate increased residential density.Preliminary discussions and research on expanding the Tiny Home Overlay to additional locations, aligning with long-term goals of providing more attainable housing options within appropriate zoning contexts.These actions all directly support Strategy A by increasing the number of entitled residential units, modernizing the City's planning tools, and preparing for continued moderate income housing development through density-focused zoning practices.

B

Between August 1, 2024 and July 31, 2025, Vernal City continued to carry out multiple infrastructure improvement projects that were identified in the City's implementation plan for Strategy B. These efforts focused on upgrading aging utility systems in areas targeted for current and future moderate income housing development.Key benchmarks planned for this period included:– Completion of water and sewer improvements on 100 South– Continued upgrades on 200 South– Planning and engineering design for a future infrastructure replacement project on 3500 West– Near-completion of an updated Impact Fee Study, which helps evaluate infrastructure needs and costs tied to housing growthThese infrastructure projects were selected based on their location in or near areas where housing growth is occurring, including projects like Fossil Cove, Jurassic Heights, and American Dreams Subdivision. Each effort is intended to make it possible for more housing units to connect to essential services.The City also continued coordinating with developers to identify utility access needs during the entitlement process and to ensure that infrastructure expansion keeps pace with planned residential development.

W

Between August 1, 2024 and July 31, 2025, Vernal City focused on implementing programs and strategies designed to address the housing needs of residents earning less than 80 percent of the area median income.Benchmarks planned for this period included:Approval of the American Dreams Subdivision, a Self Help housing project developed in partnership with UBAOG. This subdivision features small lot housing types intended for income qualified homebuyers and represents a significant step in expanding attainable housing options in the City.First planned application of the City's newly adopted Tiny Home Overlay, which provides a flexible land use tool to allow compact, lower cost housing without requiring formal subsidy or deed restriction.Continued entitlement of moderate income housing developments such as Fossil Cove, Raptor Heights, and Jurassic Heights, which include attached or small lot units appropriate for working families.Ongoing staff coordination with local partners, including nonprofit entities and private developers, to support housing development without increasing regulatory burden or cost.Progress toward completion of the Impact Fee Study, which is intended to help the City sustainably support infrastructure needs while keeping housing costs manageable.These benchmarks reflect Vernal's proactive efforts to enable more attainable housing through local policies, land use tools, and community partnerships.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Vernal City took several steps between August 1, 2024 and July 31, 2025 to support Strategy A: Rezone for densities necessary to facilitate the production of moderate income housing. These actions helped increase the number of entitled units, improve the development process for multi-unit housing, and support future housing with better infrastructure planning.First, the City approved the American Dreams Subdivision in March 2025. This project includes the first planned application of the Tiny Home Overlay adopted in City Code. While the overlay has not yet been applied to other areas, this subdivision is helping test the concept and provide a model for more compact, affordable housing.Second, the City adopted a Master Site Plan ordinance (VCMC §16.60) in May 2025. This ordinance created a clearer process for reviewing multi-unit residential buildings and mixed-use projects. It does not apply to standard subdivisions, but it does make it easier for higher-density projects to move forward in zones where they are already allowed.Third, several projects advanced through the entitlement process during the year, including Fossil Cove, Jurassic Heights, and Raptor Heights. Together, these projects contributed to a total of 203 entitled residential units that have not yet received building permits. These developments support Strategy A by using zoning that allows more housing units per acre.Fourth, the City made significant progress on a new Impact Fee Study, which is expected to be completed soon. This study will help ensure infrastructure funding keeps pace with new housing and will support future zoning and entitlement decisions.Finally, the City continued work on infrastructure upgrades. Projects on 100 South and 200 South moved forward, and planning began for improvements on 3500 West. These upgrades will support higher-density housing by ensuring roads, water, and sewer systems can meet future demand.

B

Between August 1, 2024 and July 31, 2025, Vernal City made progress on several infrastructure projects that directly support the construction of moderate income housing.Work continued on the 100 South and 200 South utility corridors, which include water and sewer upgrades in areas that serve both existing neighborhoods and new housing developments. These upgrades are essential for supporting projects like Fossil Cove and other recently entitled subdivisions that rely on sufficient utility capacity.The City also began planning and engineering work for a future infrastructure replacement project on 3500 West, an area identified for growth. While construction has not started, this step was necessary to determine costs and design improvements to serve future housing needs.Additionally, the City moved forward with its Impact Fee Study, which is now nearing completion. This study will help ensure that future residential growth — particularly higher-density or infill housing — contributes fairly to the cost of infrastructure expansion. Although the study has not been finalized, it has already influenced conversations around how and where the City should invest in upgrades to support new housing.These actions demonstrate Vernal City’s ongoing investment in infrastructure systems that make moderate income housing development more feasible and sustainable.

W

Vernal City took several actions during the reporting period to support housing opportunities for residents earning less than 80 percent of the area median income.The City approved the American Dreams Subdivision, which is a Self Help housing project developed in partnership with UBAOG. This subdivision includes smaller, more affordable lots and is specifically designed to serve income qualified households. This project represents one of the most direct efforts by the City to promote long term homeownership opportunities for moderate income families.The City also supported the first use of the Tiny Home Overlay, a new land use tool that allows for small footprint homes on reduced lot sizes. This overlay helps reduce the cost of development while maintaining compatibility with existing neighborhoods. While it has not yet been applied to additional locations, it is expected to serve as a model for future compact housing.Throughout the year, the City entitled multiple residential developments with units suited to moderate income households. These include Fossil Cove, Jurassic Heights, and Raptor Heights. Each project was approved through existing zoning or site plan review processes and includes housing types such as townhomes and small lot detached homes.The City has also worked closely with Everbuilt, the new developer of the Quail Run project. This development was previously stalled but has since been restarted and is now moving forward. In addition, the City has had ongoing discussions with the developer about future moderate income housing options along 500 North, including consideration of a Home Ownership Promotion Zone or similar flexible zoning approach to allow for affordable housing types in walkable areas.City staff coordinated with nonprofit organizations and private developers to ensure that applications moved forward efficiently and met infrastructure and planning standards. The City also made substantial progress on the Impact Fee Study, which will help reduce cost uncertainty and support sustainable development going forward.These actions show the City’s ongoing commitment to using local tools, land use flexibility, and partnerships to support moderate income housing.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

Between August 1, 2024 and July 31, 2025, Vernal City approved several land use applications and regulations that support the implementation of Strategy A by increasing density or allowing for a greater range of housing types.In March 2025, the City approved the American Dreams Subdivision, which will use the City's Tiny Home Overlay for the first time. This subdivision includes smaller, more affordable housing units and supports increased residential density within the city.Also in March 2025, the City approved a Master Site Plan for the Cochran project at 64 E and 74 E Main. This multi-unit housing development is located in a central area and supports infill development consistent with Strategy A.In January 2025, the City approved a Conditional Use Permit for Cochran at 92 W Main, allowing residential development in a walkable location near the city center. This project supports moderate income housing by utilizing existing zoning tools to allow new infill housing.The City also adopted a new Master Site Plan ordinance in May 2025 to improve the review process for multi-unit and mixed-use developments. While this ordinance does not replace zoning requirements, it helps facilitate development in higher-density zones by providing clear standards and review procedures.These land use decisions and regulatory updates helped move forward multiple housing projects in areas zoned for higher density and directly support the City's efforts to implement its moderate income housing strategy.

B

While no new land use regulations were adopted specifically for infrastructure expansion, Vernal City made several land use decisions that supported implementation of Strategy B by coordinating development approvals with utility planning and capacity upgrades.Each new subdivision or site plan application — including Fossil Cove, Raptor Heights, Jurassic Heights, and American Dreams Subdivision — was reviewed in coordination with the City's Public Works and Engineering teams to evaluate the impact on water and sewer systems. These reviews helped ensure that existing infrastructure could support the development or identified where upgrades would be needed.The American Dreams Subdivision in particular benefited from this coordinated approach, as it is located in an area already targeted for system upgrades. Planning for 3500 West infrastructure improvements also factored in projected growth from potential new housing in that area.Although the City did not need to adopt new zoning or utility ordinances this year, ongoing coordination between land use approvals and infrastructure planning has ensured that moderate income housing projects are supported by necessary utility capacity.

W

Between August 1, 2024 and July 31, 2025, Vernal City made several land use decisions that supported efforts to address the housing needs of residents earning less than 80 percent of the area median income.The City approved the American Dreams Subdivision, which will be the first development to utilize the Tiny Home Overlay. This decision allowed for smaller lots and

compact housing designs to move forward in a way that meets the goals of long term affordability and access to homeownership. While the overlay has not yet been applied to other locations, it was codified during a prior reporting period and is now being used for implementation.The City also approved housing developments such as Fossil Cove, Jurassic Heights, and Raptor Heights, each of which includes attached or small lot single family housing types. These developments were approved under existing zoning and helped expand the supply of moderate income housing.In addition, the City approved a Master Site Plan for the Cochran project near the downtown area and worked with developers on projects like Quail Run to restart stalled construction and explore future infill opportunities. Discussions about tools such as a Home Ownership Promotion Zone were part of those efforts, although no formal HOPZ was adopted during the reporting period.While no new land use ordinances were adopted specific to Strategy W during this time, the City's decisions reflect a strong commitment to using existing tools, overlays, and planning coordination to support more attainable housing.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

Vernal City experienced two main barriers while implementing Strategy A between August 1, 2024 and July 31, 2025.First, limited staffing continues to be a challenge. With a small team, the City must balance day-to-day responsibilities with long-term planning and review of housing-related applications. This slows the pace at which projects can be processed, especially for higher-density developments that require more coordination.Second, funding and manpower remain barriers to completing infrastructure upgrades that support higher-density housing. While several improvements are underway, including work on 100 South and 200 South and planning for 3500 West, these projects are moving forward as resources allow. The City is doing its best to upgrade inefficient systems and is working to become more proactive, but available capacity continues to limit how quickly projects can be supported on the ground.Despite these challenges, Vernal City has continued to approve higher-density housing projects and update its processes to support moderate income housing goals.

B

The primary barriers to implementing Strategy B were limited funding and available staff capacity. Although Vernal City has clear plans in place to upgrade infrastructure and support future housing, the pace of construction and system expansion has been affected by budget constraints and workforce limitations.For example, while utility upgrades on 100 South and 200 South are progressing, they have taken longer than originally anticipated due to manpower and scheduling challenges. The 3500 West infrastructure replacement project remains in the planning phase because of the need to secure funding and finalize engineering details.Despite

these barriers, the City has continued to prioritize infrastructure that will support moderate income housing and is working to move projects forward as resources allow.

W

Vernal City encountered several barriers while working to implement Strategy W during the reporting period.The most significant barrier continues to be limited staff capacity. With a small team, the City must balance ongoing planning, permitting, and enforcement responsibilities while also coordinating with developers and nonprofit partners to support moderate income housing efforts.Funding remains another challenge. While the City has been successful in working with partners like UBAOG and Everbuilt, there is currently no dedicated funding source for subsidies, fee waivers, or direct housing incentives. This makes it more difficult to implement certain affordability programs or financial tools.Another key challenge is the cost of land acquisition and the need to attract more developers to pursue moderate income housing. Although there is land available in the City, purchasing that land and moving projects forward at an affordable price point can be difficult without additional incentives or support.Despite these barriers, the City continues to make steady progress through land use flexibility, public-private partnerships, and infrastructure investment.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

The market has responded positively to Vernal City's implementation of Strategy A. Between August 1, 2024 and July 31, 2025, the City entitled 203 new residential units, many of which are part of higher-density projects such as Fossil Cove, Jurassic Heights, Raptor Heights, and the American Dreams Subdivision. These include a mix of townhomes, small-lot homes, and the City's first project to implement the Tiny Home Overlay.The Quail Run townhome project is a strong example of this progress. Although the project was previously abandoned, a new developer has picked it up and is moving forward with construction. There is strong community and market support for this kind of housing, and the new developer is now looking to expand to other sites, including the 500 North corridor.The American Dreams Subdivision has also received positive public feedback. Residents were supportive of the project during public meetings, expressing appreciation for the effort to provide smaller, more affordable housing. The subdivision is now approved and is expected to be a model for compact housing options in Vernal.There were no major rezonings during the reporting period, as the projects were consistent with existing zoning. No household displacements occurred as part of these developments. Rents in the area have remained stable, but the demand for housing continues to grow. Vernal City is encouraged by the renewed interest from developers and is optimistic about future housing opportunities.

B

The market response to Vernal City’s infrastructure investment has been positive. As infrastructure upgrades have moved forward, developers have shown increased interest in building housing in areas where services are available or planned. This includes projects such as Fossil Cove, Jurassic Heights, and Raptor Heights, which were entitled during the reporting period and are located near infrastructure that has been recently upgraded or is scheduled for improvement.The American Dreams Subdivision was approved in an area already served by upgraded utilities, demonstrating how infrastructure investment directly supports the timing and feasibility of housing development.No deed restrictions were applied, and no households were displaced during redevelopment. While the current housing market in Vernal is relatively stable, the City is focused on increasing the supply of housing now so that when demand does increase, there will be sufficient inventory to accommodate growth. The City continues to support development in areas where infrastructure is in place or actively being improved.

W

The market response to Vernal City's locally driven moderate income housing strategy has been encouraging. Several developments entitled during this period, including Fossil Cove, Raptor Heights, Jurassic Heights, and American Dreams Subdivision, reflect a growing interest in projects that offer a variety of housing types suited to working families and first time homebuyers.The American Dreams Subdivision, a Self Help housing project in partnership with UBAOG, represents a strong example of how targeted land use planning and nonprofit collaboration can support long term affordability without requiring deed restrictions. The project was well received during the public review process and is expected to serve as a model for similar housing types in the future.The Quail Run development, originally stalled, was reactivated by a new developer and is now moving forward. Based on its success, the developer has expressed interest in building additional moderate income housing along 500 North, and the City has been actively engaged in identifying options to support that effort.No households were displaced during redevelopment, and rents in Vernal have remained relatively stable. While housing demand is not currently surging, the City is working to increase its supply of entitled units so that it is well positioned to meet future demand when it arises.

7. **Links to supporting documentation** *(Optional)*

A

B

W

Attachment to supporting documentation *(Optional)*

A

B

W

FEEDBACK & 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,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)*

State officials should make more effort to visit rural communities and understand the unique challenges we are facing. While there is land available and a need for housing in Vernal, there are very few developers willing to invest here unless they are confident the project will be financially viable. Simply put, moderate income housing does not build itself without market certainty or incentives.Another challenge is the constant change in state legislation. Every year brings new bills and rule changes that shift the landscape. Cities like ours are spending valuable time trying to understand, interpret, and adjust to new code requirements instead of focusing that energy on helping projects move forward. The pace and volume of these changes can slow real progress on the ground.Additionally, many rural residents are cautious about growth. They see the rapid development along the Wasatch Front and worry that their community will lose its identity or quality of life. This hesitation often leads to public resistance, even to well-planned housing solutions. It would help to have stronger support from the state in educating residents about the value of moderate income housing and the ways growth can be balanced with local character.Overall, rural communities need a louder voice at the table and more flexible tools that recognize our capacity and context. One-size-fits-all policy does not work equally for every part of the state.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Vineyard

Who is filling out this report?
Anthony Fletcher
Planner
anthonyf@vineyardutah.gov
385-329-1730

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/vineyard/plan/documents/1661797626_ORD%202019-04%20updated%20Vineyard%20General%20Plan%20(compressed).pdf

Link to general plan, moderate income housing element:
https://vineyard.municipalcodeonline.com/book?type=plan#name=9_Moderate_Income_And_Housing

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://experience.arcgis.com/experience/be4ef01c46cc4bf1b6bbf20061f0ab0d/

When did the last zoning map or text amendment occur?
6/11/2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
1026

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.
1200+

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 - The earlier counts provided were carefully put together through an audit of what we are expecting to have developed within Vineyard due to land uses and development projections

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.**
186

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.
Resident appetite for additional housing is low. Transportations infrastructure and service delivery needs to keep up with the fast ongoing growth.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
Utah City (Downtown Vineyard) does not have established limits on building height or residential density, so any unit count across the 700+ acre site is only a rough estimate. As of now, building permits have been reviewed or issued for 1573 units in the downtown area.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
145
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
52 (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, 2024 and July 31, 2025:
32

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

L
V
F
E
H
Q

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

L

Master plan studies for water, sewer, transportation, and stormwater systems are currently underway. These plans include an analysis of how impact fees could be reduced, waived, or eliminated for future moderate income housing developments. Various consultants have begun drafting recommendations for the City. In May 2025, the Vineyard Planning Commission and City Council held work sessions to review and discuss the progress. Adoption of these master plans and related policy recommendations is expected in late 2025.In April 2025, staff begun work on Public Safety Master Plan and Impact fee.

V

This year, we received the raw data from our consultant to make edits with. We have been working with staff, council, and land owners on any requested changes to the document before we receive approval from the city council and SAP policy committee led by Mountainland Association of Governments (MAG)

F

In this past year Vineyard city reviewed site plans and building permits for 950 residential units within the Utah City development

E

Over the past year, the City has made notable progress in supporting Accessory Dwelling Units (ADUs) as a flexible and valuable housing option. Building on prior efforts, staff has actively worked to expand how ADUs can be permitted throughout Vineyard. This includes benchmarking potential strategies for allowing additional ADU types—such as Prefabricated housing types intended for long-term placement that adhere to a permanent foundation and the design is consistent with the primary structure on the property. This proposed zoning code change to support this expanded use was approved June 2025.

H

Building on last year's work, Avenue Consultants continued to advance the City's comprehensive parking study and master plan. Following data collection, public engagement, and the launch of parkingvineyard.org between October 2023 and February 2024, the project entered its next phase in mid-2024. Funding for Phase 2 was approved in July 2024, allowing the consultants to refine their analysis and develop detailed recommendations.As of this year, the study is still ongoing. A final draft of the Parking Master Plan has been completed and is currently under review by City staff. The draft is being prepared for presentation to the City Council for formal consideration and approval.

Q

The Vineyard RDA Board was approved to administer the Housing and Transit Reinvestment Zone (HTRZ) funds in 2023. Although the application process has been open since then, no applications have been submitted to date. This is primarily due to current deve

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

L

-January 31, 2025 - Draft Transportation Master Plan received and reviewed.-In April 1, 2025, Public Safety Master Plan and Impact fee data collected. - May 21, 2025 - Waste water and water master plan impact fee work session and recommendation by Vineyard Planning Commission.- May 28, 2025 - Waste water and Water master plan impact fee adopted- June 18, 2025 - Public Hearing held for transportation master plan and impact fees

V

Due to funding issues, staff had to take over some of the work from the consultant. Because of that, efforts this year were focused on making edits to the draft document so that we meet the requirements included in the SAP checklist.

F

The Vineyard Planning Commission approved a regionally significant entertainment use, which is a pre-requisite for the Forge to proceed with building 1050 units. Most of the actions taken this previous year were administrative reviews and approvals of site plans and building permits. This included 3 plats, 2 site plans, and numerous land disturbance permit reviews. The city, in its RDA capacity, has also partnered with the developer and has built a road network to handle the growth capacity.

E

To support these updates, staff conducted research and drafted revisions to the City’s zoning code. The proposed changes focused on allowing prefabricated housing types intended for long-term placement—provided they are installed on a permanent foundation and designed to be consistent with the primary structure on the property. These changes were shared with the public through a series of work sessions with the Vineyard Planning Commission and City Council, providing opportunities for comments and community input. Based on the feedback received, the draft code was refined to better align with local expectations and design standards. The updated zoning code was formally adopted by City Council on June 11, 2025.

H

Data collection and analysis, public engagement through work sessions, and close collaboration between City staff and the consultants have all contributed to the development of the final draft document, which is now under review.

Q

While no formal actions have been taken to activate the HTRZ program, City staff have held preliminary discussions with the City Council and RDA Board to introduce the purpose and potential of the HTRZ as a funding tool for transit-oriented development and the designated station area. Concurrently, the City is working to finalize the Station Area Plan (SAP), which will define land uses and identify strategies to support increased residential density near the

FrontRunner station. Completion of the SAP is expected to provide the necessary framework to guide future development within the HTRZ boundary and position the City to make more informed and strategic use of HTRZ funds moving forward.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

L

Impact fees and their waivers were adopted by the city council.

V

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) in September and October 2025 and the MAG Policy Committee in November.

F

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.

E

Ordinance 2025-03, adopted by the City Council on June 11, 2025, advances the City's strategy to create and allow for internal and detached accessory dwelling units (ADUs) in residential zones. It also reduces regulatory barriers to encourage a greater variety of ADU housing options that support moderate-income households.

H

No land use regulation has been made.

Q

No land use regulation was made.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

L

None.

V

Delay in progress due to inadequate funding.

F

None

E

City staff has nearly exhausted traditional approaches to promoting ADUs—such as basement conversions and units above detached garages—and continues to explore innovative solutions. Ongoing research includes studying how other cities and jurisdictions hav

H

None

Q

None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

L

No changes have been observed.

V

A developer sought out approval for a flex-office industrial building and due to the ongoing efforts of the SAP and zoning update, they were willing to hold back on development until this plan is adopted.

F

Certificate of occupancy has been issued by the City for 199 residential units within the Utah City development and the ownership has these residential units listed and available for lease.

E
Changes are so recent that there is no data to share at the time of this report.

H
As part of the City's ongoing collaboration with parking consultants, staff gained valuable insight into the root causes of persistent parking issues. Building on these findings, staff has been working with HOAs to implement parking regulations within their respective developments. These efforts have already helped reduce parking concerns in affected areas and now serve as a model for similar partnerships citywide. Addressing occupancy-related parking challenges remains an active focus, with staff continuing to apply targeted solutions based on consultant recommendations.

Q
Over the past year, Vineyard City reviewed site plans and building permits for approximately 950 residential units within the Utah City development—located in the heart of the City's designated Housing and Transit Reinvestment Zone (HTRZ). The HTRZ designation has helped accelerate development activity in the downtown area by signaling the City's commitment to transit-oriented growth and streamlined processes.As of this update, the City has issued Certificates of Occupancy for 199 residential units within the Utah City development. These completed units have been listed by the project ownership and are now available for lease, reflecting continued progress in the area's transformation into a vibrant, mixed-use urban center.

7. **Links to supporting documentation** *(Optional)*

L

V

F

E

H

Q

Attachment to supporting documentation *(Optional)*

L

V

F

E

H

Q

FEEDBACK & 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,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

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Washington city

Who is filling out this report?
Eldon Gibb
Community Development Director
egibb@washingtoncity.org
801-687-2255

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://washingtoncity.org/downloads/affordable_housing/2024ModerateIncomeHousing.pdf

Link to general plan, moderate income housing element:
https://washingtoncity.org/development/affordablehousingplan

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://washingtoncity.org/info/maps

When did the last zoning map or text amendment occur?
July 09th, 2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
10,180

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.
1500

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.**
500

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.**
5,000

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 comment specifically the “not in my back yard” comment may play into effect when the time comes when making these land use decisions.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
These are best guess estimates and obviously subject to change with General Plan and/or Zone Change amendments

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
15

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
15

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
15

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
None

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

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- 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

F

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 2026Give 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

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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 2025Propose city code amendment for parking at senior living facilities.
- Complete Spring 2026

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

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The planning / zoning department along with the building department meet quarterly to review data regarding internal and external accessory dwelling units. In these meetings we review these permit types and discuss concerns that may need to be vetted to properly collect this data. We also take the opportunity to inform new staff of the correct procedure when handling such permits to ensure this data is correctly entered into the tracking spreadsheets and quarterly reports.City staff continued to regularly discuss the options of reducing the parking for Accessory Dwelling Units from two spaces to one. City staff researched best practices and compared this data to local trends and discussed these options with the Planning Commission and City Council. Staff felt confident proposing a code amendment reducing the required parking from two stalls to one stall which was passed by City Council on 11/13/24.

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The I-15 main street connection has been completed and traffic has increased as expected. Discussions with the Planning Commission, City Council and landowners have begun. These discussions are at the beginning stages and at this point have been from a high level including where commercial may be incorporated vs. higher density residential. The City recently purchased land in this area, opened up an Request for Qualifications and received a handful of qualified submittals which we will begin reviewing in the next few weeks. The proposals should include commercial and residential use bringing higher density to the area. The City wil be reviewing these applications and comparing them to best use practices in an attempt to create the start of a revitalized downtown area. This review is on track to be completed by the end of this year. Discussions have started and the momentum is building to amend the general plan for the mainstreet area. City staff along with the planning Commission, City Council and Residents will continue to collaborate to bring the best options forward with this General Plan amendment to the main street area. Staff worked with and thought creatively with the applicant in adding density to their project that is near mainstreet street and will also provide a stubbed road for future expansion of increased density and On March 5th, 2025, City Council approved zone change Z-25-03 increasing the density by two units along with giving reduced setbacks for the residential structures. On another project (Z-25-07), The applicant met with city staff to discuss the option of reducing zoning from the current R-1-10 to R-1-8. After drawing what the subdivision could built out in these current zones, it was determined the R-1-8 would actually lay

out better with the traffic flow and surrounding schools and also bring approximately 10 more units. Staff saw this proposal through and on 4/16//25 City council approved this zone change from R-1-10 to R-1-8. On another project (Z-25-08), City Staff worked with the applicant in rezoning the agriculture land (A-20) to PUD-R in an attempt to maximize the density in this area which is adjacent to community commercial zoning. Staff supported and recommended approval of 5,000 sq ft lots which was approved by the City Council on May 7th, 2025. Strong consideration was given and ultimately approved increasing density in the area.

H

City staff put a significant amount of time into reviewing the city code requirements regarding parking meeting with the appropriate city departments, Planning Commission and City Council members discussing their concerns on this matter. Throughout these meetings it became apparent that reducing the required parking stalls for detached accessory dwelling units from 2 spaces to 1 space would not negatively impact the community but rather be a benefit and on 11/13/2024 City Council approved this reduction. Washington City has acquired land in the downtown area and has been preparing to revitalize this area. This last year, the downtown committee was formed and has been meeting monthly to discuss goals, objectives and desired outcomes for this area with one of the discussion items being parking and its effect on the project. It became apparent that allowing for some type of reduced parking in this area would be possible. During these meetings, it became apparent that parking is a sensitive topic in that underparked projects will negatively impact the area and overparked projects will negatively impact the development as that space could have been utilized by some type of structure rather than being left as an un-used parking space. Throughout these meetings, discussion was had regarding parking requirements for the downtown area in that this should be looked at and given some type of reduction that made sense. Earlier this year, Washington City opened up a Request for Qualifications/Purchase, for developers to showcase their qualifications and/or intent for developing the City owned land in this area. While meeting with these developers, City Staff continued the “reduced parking” concept discussion making it known that the City was concerned with parking for this area and wanted to get it right. As the RFQ process continues, the “reduced parking” conversations will continue with the end goal of allowing reduced parking for this area.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

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Washington City ordinance was amended to reduce the required parking stalls for Accessory Dwelling Units on 11/13/2024

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As stated above, Z-25-03 increased density and provided a stubbed roadway for increased density in the area that can be extended in the future for more density to follow in the future. Z-25-07 increased the units by approximately 10 units and as described above (Z-25-08) brought forth 5,000 sq. ft single family lots significantly increasing the density in this area.

H

Parking stall reduction was approved on 11/13/2024 for the Detached Accessory Dwelling Units. Discussions have begun to reduce parking requirements in the downtown area and will continue to be had as the downtown project continues to move forward this upcoming year.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

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Staff lacked the time to put forth the research to propose a code change which is why it took so long to complete this strategy

F

Barriers in this strategy are undoubtedly the public not wanting new development in the areas in which they reside. The term “NIMBY” rings true in these zone change applications.

H

Barriers for reducing the detached accessory dwelling units parking were mostly staff initiated. Once identified it was fairly easy to overcome. Barriers regarding parking in the downtown area are much larger and will take time vetting out concerns as this reduction will impact the surrounding residents, businesses and traffic flow. Open forum discussions and transparent ideas will play a big part in moving this forward.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

Contractors and/or homeowners have expressed appreciation for this code amendment as some of the smaller lots are sometimes not able to provide two additional parking spaces for the Accessory Dwelling Unit.

F

The builder expressed appreciation for zone change Z-25-07 as his clients have been asking for similar product he has done in other areas and this subdivision will continue to provide for first time home buyers and others facing financial barriers. Also during the public meeting of the zone change for Z-25-08, a nurse spoke during the public meeting making it know, smaller lot sizes can make homes more affordable. The next door neighbors may be a little upset with the increased density but contractors, young families and those living on a limited income will benefit from this type of product.

H

Builders and homeowners were thrilled about the reduced parking for detached accessory dwelling units. Meetings with developers regarding the reduced parking in the downtown area were positive with the majority of developers be open and/or on board with this direction noting several of their other projects in other cities having asked for reduced parking.

7. **Links to supporting documentation** *(Optional)*

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Attachment to supporting documentation *(Optional)*

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FEEDBACK & 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,Other (Please specify)

For the state to recognize most cities are understaffed and lack the time to put towards this report while maintaining the deadlines imposed by the state for land use applications including building permit applications.

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 should allow much more flexibility in this report. Cities are doing the best they can with the developers they have in their area and this reporting requirement takes city staff away from keeping up with the demand in reviewing, preparing reports and approving land use applications that in turn increase the amounts of available lots for homes to be built. It seems that the most impact could come from the state giving land for these types of developments and / or requiring developers to provide a certain % of housing to Moderate income housing.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Washington County

Who is filling out this report?
Reid Walkenhorst
Washington County Planner
reid.walkenhorst@washco.utah.gov
435-301-7252

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.washco.utah.gov/wp-content/uploads/2025/06/comdev-ordinance-2025-1295-O.pdf

Link to general plan, moderate income housing element:
https://www.washco.utah.gov/wp-content/uploads/2021/09/washco-attainable-housing-plan.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

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For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

B

Benchmarks: •Advocate and work with local jurisdictions, special service districts, and developers to fund infrastructure projects for culinary water, wastewater treatment and reuse water in the unincorporated areas of Washington County.•Support infrastructure improvements impacting attainable housing; active transportation, fiber optic cable, and roadway improvements.•Research, propose and adopt language within Washington County policies to support the use of Public Infrastructure Districts (PID) for new development within the unincorporated areas of Washington County.•Work with Developers to utilize PID policy to support expansion of infrastructure in the unincorporated areas.•Pursue additional ROW width along transportation corridors where Federal Land is adjacent to roadways. This would allow for the expansion of active transportation in Washington County.TimeLine•Q3 2024 Planning Commission Work Meeting to discuss ongoing needs related to infrastructure: roadways,

culinary water, wastewater, and reuse water to support existing population and growth projections. •Q4 2024 Dedicate new section of SR-18 Active Transportation Trail connecting Veyo to Central.•Q4 2024 Adopt Washington County PID policy.•Q1 2025 Washington County attends and presents updates on WaterSmart initiatives with USU extension office.•Q1 2025 Regional water meeting with small operators and residents in the New Harmony Valley area.•Q2 2025 Dedication of 900 N in Leeds to support new development for mixed use and residential housing.•Q2 2025 Washington County submits proposed ROW acquisition to US Senator, Celeste Maloy for consideration.•Q2 2026 Completion of Sheep Bridge Road paving project.•Q4 2026 Adopt roadway cross sections for higher density developments and alley load applications which support higher density residential development.•Q2 2027 Support development of roadway cross section incorporating active transportation paths for key transportation corridors.

E

Benchmarks:•Washington County staff to meet with local businesses who provide attainable housing options for “ready built” dwellings which meet IRC building codes.•Propose amending Washington County Code to reduce minimum square footage requirement for residential dwellings.•Propose amending Washington County Code to allow for an internal and detached accessory dwelling on lots entitled for single family residences.•Propose amending Washington County Code to allow Tiny Homes to be utilized as a residential dwelling option.Timelines:•Q4 2024 Meet with local pre-fab manufacturers of attainable housing; BoxHouse and Zip Kit Homes.•Q1 2025 Research ICC building codes related to Tiny Homes and applicable inspection criteria for permitting.•Q3 2025 Present proposed amendment to Washington County Code to reduce minimum square footage requirement for dwellings.•Q1 2026 Propose reduced building permit fees for internal and external accessory dwellings.•Q2 2026 Propose amendment to Washington County Code allowing for an internal and external accessory dwelling on properties entitled for single family residences.•Q2 2027 Present proposed amendment to Washington County Code to allow Tiny Homes to be utilized as a dwelling option.

G

Benchmarks:•Advocate for utilizing density bonus for new development in the New Harmony Valley Overlay Zone.•Research the concept of Holding Zones which could be a tool in future zoning and visioning for small rural communities.•Hold planning discussions with developers and landowners where the Village Commercial zone could be utilized to promote mixed use.•Research and begin drafting code language to support the concepts of clustering, pocket neighborhoods, and work / live.•Present draft code language to Planning Commission and County Commission related to clustering, pocket neighborhoods, work / live.Timelines:•Q4 2024 Adopt New Harmony Valley Overlay Zone allowing density bonuses to promote smaller housing types.•Q4 2024 Adopt Village Commercial Zone allowing for mixed use of commercial and residential within the same structure.•Q2 2025 Begin researching code language and examples to support the concepts of clustering & pocket neighborhoods, and work / live.•Q2 2026 Present draft code language to Planning Commission related to clustering and pocket neighborhoods and work / live.•Q2 2027 Adopt code section related to Clustering and Pocket Neighborhoods and work / live.

J

Benchmarks:•Create density bonus incentives for Planned Development Residential.•Reduce acreage requirements for Planned Development Residential.•Modify road improvement requirements to support higher density and alley load type development layouts.•Reduce square footage requirements for accessory dwellings.•Draft ordinance language to allow internal and external accessory dwellings on entitled lots with Single Family Residences.•Consider reducing infrastructure requirements for development of attainable housing developments; roads, fire hydrants, etc.•Create incentives specific to STLA (State Trust Land) developments to encourage the construction of attainable housing.Timelines:•Q3 2024 Adopt Village Commercial Zone allowing for mixed use,•Q4 2024 Adopt New Harmony Overlay Zone and density bonuses described therein.•Q2 2025 Adopt reduced acreage requirements for PDR zones.•Q2 2025 Adopt density incentives in PDR zones.•Q2 2026 Begin drafting language for STLA overlay zone.•Q2 2027 Draft language to incentivize higher density by reducing roadway improvement requirements when clustering.

M

Benchmarks:•Actively serving founding member of SW Utah Community Land Trust Non-Profit.•Actively serving Co-Chairman Housing Action Coalition (HAC).•Attend annual workshops and planning conferences with public and private stakeholders.•Liaison with private stakeholders to create attainable housing.•Encourage private sector sponsorship of HAC.•Attend monthly SW Utah Community Land Trust meetings.•Attend Monthly Housing Action Coalition executive meetings.•Attend monthly Housing Action Coalition Advocacy Committee meetings.•Bring voice and awareness to Moderate Income Housing throughout the Washington County structure and regional municipalities.Timelines:•Q3 2024 Planning Committee for 2024 HAC Conference•Q4 2024 Attend HAC Conference•Q1 2025 Planning meeting with Episcopal Church Project•Q2 2025 Work with HAC advocacy group to advocate for zoning and development projects supportive of attainable housing.•Q3 2025 Planning Committee for 2025 HAC Conference•Q4 2025 Attend HAC Conference•Q1 2026 Work with HAC advocacy group to advocate for zoning and development projects supportive of attainable housing.•Q3 2026 Planning Committee for 2026 HAC Conference•Q4 2026 Attend HAC Conference•Q2 2027 Work with HAC advocacy group to advocate for zoning and development projects supportive of attainable housing.

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
April 15, 2025 - Ordinance No. 2025-1287-O

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
Entitled residential units that have not received a building permit = 825.

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 have two overlay zones in Washington County; Pine Valley Overlay Zone and New Harmony Valley Overlay Zone. We allow single-family residences and accessory dwellings on all entitled lots. At present we have 185 vacant parcels in the Pine Valley Overlay zone, which would allow for 185 single-family residences and 185 accessory dwellings. We have 159 vacant parcels in the New Harmony Valley Overlay zone, which would allow for 159 single-family residences and 159 accessory dwellings.

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.**
Entitlements allow for 825 single-family units, and 4087 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.**
825. Utilities/Infrastructure are approved as part of our zoning and subdivision procedures as residential lots are created.

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.
Typically, once a parcel is entitled and becomes a legal building lot, the last obstacle to overcome for the property owner is the cost to build. We have been hearing more about the challenges of obtaining homeowner insurance. The entirety of the unincorporated area of Washington County is considered an extreme fire hazard, which puts our property owners in a difficult situation with insurance providers. Many insurance providers are not willing to write policies, and those who are, are often very expensive. Because showing proof of insurance is part of the lending process, this obstacle is preventing some residents from obtaining financing. The Wildland Urban Interface code (WUI) has been making the permitting process more difficult on applicants who access their properties from unimproved roads. The threat of wildfire often requires homes be built to a Class A fire rated standard, with substantial improvements to roads, and other infrastructure to satisfy the requirements of the WUI code. More complexity is coming to the WUI code at the end of this year when HB48 takes effect, which will add another layer of complexity and additional requirements. Another issue we are seeing more of, is the reluctance for regional water companies to issue 'will serve' letters for accessory dwellings. Many of our small public water providers in the area have overallocated water shares on paper but haven't expanded their systems or infrastructure to handle new growth demands. Without will serve letters for water service, our office isn't able to issue building permits to those applicants. This has been a problem in Gunlock, and the Leeds area especially. We are also seeing a lot of property owners trying to utilize the Owner Builder Certification process to reduce their cost to build. By acting as their own General Contractor, they can participate in the construction or decide which subs to work with. Owner Builders are facing challenges with Geotechnical firms who refuse to work with them, because Owner Builders don't carry liability insurance. This bogs down their ability to obtain geotechnical reports for construction or retain the services of a geotechnical engineer. Many of our local geotechnical firms won't work with Owner Builders, so they aren't able to submit a complete application for a building permit. Interest rates and the cost of lending have also been obstacles for people who are planning to

build. We know of several property owners who are waiting to build until financing conditions and interest rates improve. I would also like to touch on another very real and very impactful issue coming to Washington County in the near future. The Utah Division of Water Rights has set expiration dates for water rights in the Enterprise area. Water rights with a priority date of 1955 or newer, are set to expire in 2030. The list of water rights set to expire in 2030 includes 371 shares representing 3,250 acre feet of water. These shares are for underground wells pulling from the Beryl/Enterprise aquifer. This is a concern for existing homes who may be on the list to expire, and also for vacant parcels which had entitlements to build, but may lose their access to water.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
We are still seeing a lot of in-migration from out of state, primarily from California and Nevada. Our most common land use application is to combine residential lots (Amended Plats). In new developments, or where multiple vacant lots share a contiguous boundary, we often see multiple lots being purchased by one individual or LLC. Out of state buyers are snatching up multiple lots, combining them, and building their dream homes. We are losing lots faster than they are being replaced by new development in the unincorporated part of Washington County. This not only reduces the number of buildable lots in Washington County, but it also drives the price of remaining lots even higher. In fairness it should also be noted we process quite a few amended plats to correct illegal actions taken by property owners. This allows lots to be brought back into compliance to make them legal building lots once again. Many buyers coming from out of state are purchasing properties without going through the due diligence process to really understand how the property may be encumbered, which leads to disappointment and frustration when they come to our office for a permit.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
149 total. 41 are being used as licensed Short-Term Rentals, 8 are being used as unpermitted Short-Term Rentals, 5 are used for long term rentals (30+ days), 95 undocumented use.

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
6

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
41 Short-Term Rental Licenses for ADU's. Washington County does not require a license for Long Term rental, so the number of units being used for this purpose are unknown.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
We don't have any other known uses for ADU's other than for rental use.

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

B

Washington County updated and adopted the Implementation Steps and Timelines of this strategy with our June 2025 update.Implementation Steps:1) Advocate and work with local jurisdictions, special service districts, and developers to fund infrastructure projects for culinary water, wastewater treatment and reuse water in the unincorporated areas of Washington County.2) Support infrastructure improvements impacting attainable housing; active transportation, fiber optic cable, and roadway improvements.3) Research, propose and adopt language within Washington County policies to support the use of Public Infrastructure Districts (PID) for new development within the unincorporated areas of Washington County.4) Work with Developers to utilize PID policy to support expansion of infrastructure in the unincorporated areas.5) Pursue additional ROW width along transportation corridors where Federal Land is adjacent to roadways. This would allow for the expansion of active transportation in Washington County.Timeline:1) Q3 2024 Planning Commission Work Meeting to discuss ongoing needs related to infrastructure: roadways, culinary water, wastewater, and reuse water to support existing population and growth projections.2) Q4 2024 Dedicate new section of SR-18 Active Transportation Trail connecting Veyo to Central.3) Q4 2024 Adopt Washington County PID Policy.4) Q1 2025 Washington County attends and presents updates on Water Smart initiatives with USU Extension.5) Q1 2025 Regional water meeting with small operators and residents in the New Harmony Valley area.6) Q2 2025 Dedication of 900 N in Leeds to support new development for mixed use and residential housing.7) Q2 2025 Washington

County submits proposed ROW acquisition to US Senator, Celeste Maloy for consideration.8) Q2 2026 Completion of Sheep Bridge Road paving project.9) Q4 2026 Adopt roadway cross sections for higher density developments and alley load application which support higher density residential development.10) Q2 2027 Support development of roadway cross section incorporating active transportation paths for key transportation corridors.

E

This is a new strategy adopted into our General Plan with the updates that were adopted in June of 2025.Implementation Steps:1) Washington County Staff to meet with local businesses who provide attainable housing options for "ready built" dwellings which meet IRC building codes.2) Propose amending Washington County Code to reduce square footage requirements for residential dwellings.3) Propose amending Washington County Code to allow for an internal and detached accessory dwelling on lots entitled for single family residences.4) Propose amending Washington County Code to allow Tiny Homes to be utilized as a residential dwelling option.Timeline:1) Q4 2024 Meet with local pre-fab manufacturers of attainable housing; BoxHouse and Zip Kit Homes.2) Q1 2025 Research ICC building codes related to Tiny Homes and applicable inspection criteria for permitting.3) Q3 2025 Present proposed amendment to Washington County Code to reduce minimum square footage requirements for dwellings.4) Q1 2026 Propose reduced building permit fees for internal and external accessory dwellings.5) Q2 2026 Propose amendment to Washington County Code allowing for an internal and external accessory dwelling on properties entitled for single family residences.6) Q2 2027 Present proposed amendment to Washington County Code to allow Tiny Homes to be utilized as a dwelling option.

G

The Implementation Steps and Timelines were updated with our strategy updates in June of 2025.Implementation Steps:1) Advocate for utilizing density bonus for new development in the New Harmony Valley Overlay Zone.2) Research the concept of Holding Zones which could be a tool in future zoning and visioning for small rural communities.3) Hold planning discussions with developers and landowners where the Village Commercial zone could be utilized to promote mixed use.4) Research and begin drafting code language to support the concepts of clustering, pocket neighborhoods, and work/live.5) Present draft code language to Planning Commission and County Commission related to clustering, pocket neighborhoods, work/live.Timeline:1) Q4 2024 Adopt New Harmony Overlay Zone allowing density bonuses to promote smaller housing types.2) Q4 2024 Adopt Village Commercial Zone allowing for mixed use of commercial and residential within the same structure.3) Q2 2025 Begin researching code language and examples to support the concepts of clustering & pocket neighborhoods, and work/live.4) Q2 2026 Present draft code language to Planning Commission related to clustering and pocket neighborhoods and work/live.5) Q2 2027 Adopt code section related to Clustering and Pocket Neighborhoods and work/live.

J

The Implementation Steps and Timelines were updated with our strategy updates in June of 2025.Implementation Steps:1) Create density bonus incentives for Planned Development

Residential.2) Reduce acreage requirements for Planned Development Residential.3) Modify road improvement requirements to support higher density and alley load type development layouts.4) Reduce square footage requirements for accessory dwellings.5) Draft ordinance language to allow internal and external accessory dwellings on entitled lots with Single Family Residences.6) Consider reducing infrastructure requirements for development of attainable housing developments; roads, fire hydrants, et.7) Create incentives specific to STLA (State Trust Land) developments to encourage the construction of attainable housing.Timeline:1) Q3 2024 Adopt Village Commercial Zone allowing for mixed use.2) Q4 2024 Adopt New Harmony Overlay Zone and density bonuses described therein.3) Q2 2025 Adopt reduced acreage requirements for PDR zones.4) Q2 2025 Adopt density incentives for PDR zones.5) Q2 2026 Begin drafting language for STLA overlay zone.6) Q2 2027 Draft language to incentivize higher density by reducing roadway improvement requirements when clustering.

M

The Implementation Steps and Timelines were updated with our strategy updates in June of 2025.Implementation Steps:1) Actively serving founding member of SW Utah Community Land Trust.2) Actively serving Co-Chairman Housing Action Coalition (HAC).3) Attend annual workshops and planning conferences with public and private stakeholders.4) Liaison with private stakeholders to create attainable housing.5) Encourage private sector sponsorship of HAC.6) Attend monthly SW Utah Community Land Trust Meetings.7) Attend monthly Housing Action Coalition executive meetings.8) Attend monthly Housing Action Coalition Advocacy Committee meetings.9) Bring voice and awareness to Moderate Income Housing throughout the Washington County Structure and regional municipalities.Timeline:1) Q3 2024 Planning Committee for 2024 HAC Conference.2) Q4 2024 Attend HAC Conference.3) Q1 2025 Planning meeting with Episcopal Church Project.4) Q2 2025 Work with HAC advocacy group to advocate for zoning and development projects supportive of attainable housing.5) Q3 2025 Planning Committee for 2025 HAC Conference.6) Q4 2025 Attend HAC Conference7) Q1 2026 Work with HAC advocacy group to advocate for zoning and development projects supportive of attainable housing.8) Q3 2026 Planning Committee for 2026 HAC Conference.9) Q4 2026 Attend HAC Conference10 Q2 2027 Work with HAC advocacy group to advocate for zoning and development projects supportive of attainable housing.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

B

During the reporting period, Washington County has done a tremendous amount of work at multiple levels to demonstrate investment in the rehabilitation and expansion of infrastructure that facilitates the construction of moderate-income housing. Central to this effort is expanding regional wastewater and culinary water systems. Having those infrastructure systems available in the unincorporated areas of Washington County allows new developments to not be hindered by septic density requirements. Listed below are the specific actions taken over the reporting period to support the implementation of this strategy:** 8/1/2024 Planning Commission Work Meeting to discuss potential water and sewer development along the SR-18 Corridor. This meeting was held with Washington County Planning and County Commissioners, Staff, Residents of Washington County, Developers, and Regional Water and Sewer providers. The focus of the meeting was to discuss what type of infrastructure is needed to allow for expanded development in the Dammeron Valley area specifically, but more broadly, how those improvements could impact the corridor from Saint George to Veyo. The action supports the implementation of this strategy by planning and discussing the future needs related to infrastructure, understanding costs, and getting regional stakeholders input and support.** 8/6/2025 Staff review and approval of Conditional Use Permit for installing Fiber Optic Cable in the New Harmony area, Phase 6. Applicant is South Central Broadband. This action supports implementation of this strategy by working with the applicant to bring a clean application to the Planning Commission for final approval. Broadband connectivity in our rural areas helps residents needing access to internet, home business owners, and is infrastructure supportive of attainable housing.** August 15, 2024 thru September 30, 2024 - Research and begin drafting Washington County Public Infrastructure District (PID) policy. This action supports the strategy by having a framework within Washington County to enable developers to bring infrastructure into undeveloped areas, utilizing the PID process. ** 9/3/2025 Staff review and approval of Conditional Use Permit for installing Fiber Optic Cable in the New Harmony area, Phase 5C. Applicant is South Central Broadband. This action supports implementation of this strategy by working with the applicant to bring a clean application to the Planning Commission for final approval. Broadband connectivity in our rural areas helps residents needing access to internet, home business owners, and is infrastructure supportive of attainable housing. ** 9/25/2024 Pine Valley Water Quality Protection Study. This meeting was initiated to engage our GIS, Public Works, and Community Development Staff to assist in supplying data to the Washington County Water Conservancy District as they undertake a review of ground water contamination, with potential impacts on septic density requirements and water quality in our aquifers. This action supports the implementation of this strategy by focusing on critical infrastructure and natural resources to impact policies and decision making moving forward. ** 12/10/2024 Meeting with the Shivwits Band of Paiutes - Washington County supported the creation of a community computer center. This discussion was targeted at connecting USU extension office, and Dixie Tech with leaders of the Shivwits Band to address infrastructure needs of the building, training

staff, and technical support. The action supports the strategy by helping the community living on the reservation by providing access to resources, computers, internet, and technology devices. ** 1/7/2025 Staff review and approval of Conditional Use Permit for installing Fiber Optic Cable in the Central area. Applicant is South Central Broadband. This action supports implementation of this strategy by working with the applicant to bring a clean application to the Planning Commission for final approval. Broadband connectivity in our rural areas helps residents needing access to internet, home business owners, and is infrastructure supportive of attainable housing.** 1/15/2025 Washington County attends and presents progress on Growing Water Smart initiatives. The event was hosted by USU extension offices with participation from all regional municipalities. This action supports the strategy by aligning best practices with water conservation efforts throughout the region. New metering devices and monitoring systems help regional water providers make the best use of our most valuable resource in the area. ** 2/4/2025 Staff review and approval of Conditional Use Permit for Enbridge Gas. Enbridge is proposing to install a High-Pressure Natural Gas Line along the SR-18 Utility Corridor. This action supports our implementation of this strategy by working with local utility providers to bring in needed infrastructure for future development. Natural Gas is very economical and is a critical infrastructure to support the development of attainable housing.** 2/4/2025 Staff review and approval of Conditional Use Permit for installing Fiber Optic Cable in the New Harmony area, Phase 7. Applicant is South Central Broadband. This action supports implementation of this strategy by working with the applicant to bring a clean application to the Planning Commission for final approval. Broadband connectivity in our rural areas helps residents needing access to internet, home business owners, and is infrastructure supportive of attainable housing. ** 3/4/2025 Staff review and approval of the 900 N Road Dedication Plat. This action supports our implementation of the strategy by working with the developer and engineering firm to agree upon width requirements based on traffic studies and the impact of traffic to surrounding areas. This application will go on to the Planning Commission and County Commission for final approval.** 3/28/2025 Planning Commission Work Meeting - New Harmony area water and wastewater discussion and strategy. The meeting was called to establish a forum of collaboration between residents, water providers, wastewater providers, planning commissioners, and staff. This action supports implementation of the strategy by gaining commitment from the Washington County Water Conservancy District and Ashcreek Special Service District to support and new ground water analysis from the Utah Division of Water Resources in the New Harmony Valley.** 3/31/2025 Received Letter of Intent for Creation of Solara Public Infrastructure District. This letter of intent initiates the review process under our PID policy. The action supports the strategy by demonstrating how developers are utilizing the PID policy to support their development projects.** 5/6/2025 Meeting with Ray Alton, Lead Engineer, Rosenberg Engineering. This meeting was to follow up to the SR-18 Corridor Infrastructure Project - bringing sewer line from Saint George to Dammeron Valley. Ray presented preliminary proposals of where the lines would be located, we also had discussion on capacity requirements based on growth projections. This action supports the strategy by demonstrating our collaborative efforts with local stakeholders and support staff working on infrastructure expansion projects.**5/6/2025 Staff review and approval of a Conditional Use Permit in the Central area. The applicant is South Central Broadband. They are requesting to build a utility structure to house servers and equipment to support broadband

installations in the area. This action supports our implementation of this strategy by working with the applicant to meet zoning and code requirements for the structure.** 5/9/2025 Submitted Land Acquisition Proposal to US Senator, Celeste Maloy. This proposal targeted lands directly adjacent to existing Right of Ways (ROW) in Washington County. Our proposal was targeted at the expansion of roadway infrastructure and active transportation trail systems along these corridors. This action supports the strategy by trying to acquire lands which are already impacted by development, but are still under the ownership of the BLM. Our ability to have contiguous trails or consistent roadway infrastructure is impacted by not having adequate ROW widths through BLM owned parcels. The land acquisition would have resolved these fragmented areas by allowing for the expansion of existing roads, bike lanes, or active transportation trails. The expansion of ROW's also allows future infrastructure (sewer/water) to be positioned along these corridors without tearing up the road itself.** 6/3/2025 Meeting with Ray Alton, and engineers from the Washington County Water Conservancy District to discuss sewer line project along SR-18 Corridor. This discussion was about projected population increases, the potential impacts of ADU's, and how many existing homes may be tying into the system. The system would send wastewater to the treatment plant in St George, so it's important they size the lines correctly to accommodate the existing population, new growth. This action supports the strategy by meeting with local stakeholders and visioning what we anticipate with growth.** 6/25/2025 Received Petition for the Creation of Solara Public Infrastructure District. The Solara project is a 1400 unit development undergoing approval for a Planned Development Residential. They are working through our PID framework to obtain financing to support the infrastructure improvements. By reviewing and providing feedback to the applicant, this enables them to work through our policy as they work toward gaining approval from the County Commission. This action supports the strategy by demonstrating the progression of working with developers to utilize the PID policy. ** 7/9/2025 Final Staff Review of Solara PID petition. This meeting summarized concerns in their proposal or made request of additional information. Information to be supplied back the applicant. This action demonstrates our collaboration as staff to work through the PID policy with the developer as they prepare for approval with the County Commission.

E

Washington County views the construction of accessory dwellings (ADU's) as a critical component in supporting attainable housing in Washington County. Washington County has allowed for internal and detached accessory dwellings since 2017, but we have not seen many of our residents take advantage of the opportunity. In our meetings with builders and residents, the cost of construction seems to be a significant obstacle for residents to overcome. To address this concern, Washington County has worked with local pre-fab manufacturers such as BoxHouse, ZipKit, and other Tiny Home manufactures, to see if these units could be permitted as dwellings under the IRC 2021 building code. These efforts have resulted in significant Washington County code changes, which now allow for these dwelling types to be defined within our code, and our building officials have worked with those manufactures to establish inspection criteria, anchoring systems, and streamlined permitting avenues to remove obstacles from someone wanting to utilize these structures as an accessory dwelling. Equally important to creating an environment supportive of ADU's is enabling property owners to build on the

property they own. We have many lots in Washington County which are not zoning compliant because of illegal changes to those lots over the years. Every month we are working to bring more lots into compliance, so those owners can build and develop their properties with single family homes and ADU's. Below are the specific actions taken during the reporting period to support the implementation of this strategy:** 8/7/2024 Supplied list of Utah Alternative Housing Builders to Washington County Building Official - Kurt Dampf. This was the beginning of our focused initiative to make contact with these manufactures and determine if these structures could be used for ADU's. This action supports implementation of our strategy by looking for ways to reduce cost and regulation related to detached accessory dwellings.** 8/23/2024 Dialogue with Tony Lopez from Alternative Living Spaces. They build living spaces utilizing shipping containers. Tony is actively working on a project in the Toquerville area. Although this project specifically is outside of our jurisdiction, it was still very helpful to speak with Tony and learn about their building process. This action supports our implementation of this strategy by broadening our education and understanding of how these alternative dwelling units are constructed. ** 8/27/2024 Scott Messel sends communication to Planning Commission and Staff regarding drafting proposals and ideas related to ADU's, Tiny Homes, and miscellaneous alternative dwellings. This action supports our implementation of this strategy by providing information to Planning Commissioners and Staff related to upcoming code revisions. This allows for more thoughtful and robust discussion in during public meetings and policy implementation.** 10/1/2024 Staff meeting with local utility providers; SW Public Health Dept, DEQ, Ashcreek SSD, Washington County Water Conservancy District, and Hurricane Valley Fire to discuss the use of pre-fabricated structures such as BoxHouse, Zip Kit, and Tiny Homes as potential options for ADU's. This meeting was important to ensure we considered items of concern when drafting code language or established permitting requirements. ** 10/3/2024 Scott Messel provides draft language of the Alternative Dwelling Overlay (ADO) zone. This conceptual idea was targeted at promoting the idea of considering alternative prefabricated structures for use in larger developments. This action supports our implementation of this strategy by creating a framework for approving prefabricated units as dwellings and ADU's.** 10/23/2024 Staff meeting with BoxHouse and Zip Kit to discuss building operations, in house inspections, and certification of manufacturing. This meeting included Washington County Building Department Officials, Planning Staff, and Public Works. This action supports our implementation of the strategy by evaluating pre-built accessory dwellings in the 150 to 1200 sq ft range, which provide advantages and cost savings vs traditional stick-built construction.** 10/24/2024 Scott Messel provides information to building department staff related to the Tiny Home Industry Association. This action supports our implementation of this strategy by providing reference materials to IRC building codes, and definitions used by other municipalities.** 10/29/2024 Site visit to BoxHouse facility in Hurricane, UT. This allowed Washington County staff an opportunity to tour the units and see how the units are received, modified and shipped to the customers. Extensive discussion was had on engineering of anchoring systems, foundations, and utility connections. This action supports our implementation of this strategy by seeing the units, looking at the build quality, and having more meaningful discussions on how to bring the products to market.** 10/29/2024 Site visit to Zip Kit community in Washington City. This community provided an opportunity to see multiple models and how they incorporate various build options and floor plans. Zip Kit is unique in that they

offer units ready to be placed on foundations, or units which can be towed and secured with tiedowns and earth anchors. Zip Kit also provides a model with a shell exterior and windows, which can be placed on a foundation for the owner to finish the interior. This action supports our implementation of this strategy by helping Washington County Staff envision how these units can be used for accessory dwellings with a more streamlined permitting and inspection process.** 10/31/2024 Attended Zoom Meeting hosted by Farmington City, ADU's as a Policy Tool for Homeownership. This was a great opportunity to see what other municipalities are implementing to encourage ADU's. This action supports our implementation of this strategy by engaging with other municipalities and consider new ideas we could adopt into our code.** 11/8/2024 Interview with St George News, Stephanie McGraw. This interview was centered around the need for ADU's as a housing option in our communities. There was also discussion on how ADU's are often used for Short Term Rental purposes, but this trend seems to be declining from its peak in 2022. This action supports our implementation of this strategy by conveying the message of ADU's as a beneficial housing option, utilizing the local media to get the word out to the broader community.** 11/11/2024 Community Development Staff and Building Staff Meeting discussion on Appendix AQ of the 2021 Residential Building Code. This code section establishes guidelines for inspecting and approving Tiny Homes. This action supports our implementation of this strategy by confirming with our building officials there is a pathway to approve Tiny Homes as residential dwellings under the building codes.** 11/27/2024 Reid Walkenhorst advises Community Development team of our need to define tiny homes within our code and remove language prohibiting tiny homes. This action supports our implementation of this strategy by recognizing inconsistencies within our code that work against this initiative.** December 2024 - Drafting of Misc Changes to Title 10 including reducing square footage requirements of ADU's, and allowing Tiny Homes as a permitted use for residential dwellings and ADU's. This action supports our implementation of the strategy by proposing code changes to allow for smaller ADU's and specifically describing Tiny Homes as a permitted housing type.** 1/10/2025 Scott Messel interview with Jamie McGriff from KUTV news regarding tiny homes being used as ADU's and primary dwellings. This action supports implementation of the strategy by getting the word out on the importance of ADU's and our efforts to allow alternative structures like Tiny Homes to fill this need.** 12/17/2024 Reid Walkenhorst sends Community Development Staff draft language allowing Internal and External ADU's on parcels entitled for Single Family Residence. This action supports our implementation of this strategy by providing draft language allowing internal and external dwelling on entitled parcels.** 2/14/2025 Scott Messel sends Washington County ADU data to Wilf Sommerkorn, along with draft language of Temporary Housing Accommodation program. This action supports our implementation of this strategy by collaborating with land use professionals within our network to share ideas on how to promote ADU's.** 2/18/2025 Reid Walkenhorst presents at Future Ready to discuss the need for attainable housing in our communities and how Washington County is proposing the use of alternative structures like BoxHouse and Zip Kit homes as an economical solution for ADU's. This action supports our implementation of this strategy by sharing our progress with residents, and business owners in the area.** 4/9/2025 Community Development and Public Works Staff meet with Donna Coles, a local business owner, who is wanting to open a manufacturing operation for her pre-fabricated kit/modular home business.

This action supports our implementation of this strategy by working with another local business who builds kit/modular homes which can be used for ADU's.

G

** 8/1/2024 Planning Commission Work Meeting to finalize language on the New Harmony Valley Overlay Zone. Key elements of this proposal include density bonuses for new Planned Development Residential developments. This meeting was held at the Washington County Administrative offices and was attended by the Washington County Staff, Planning Commissioners, and residents from New Harmony. This action supports our implementation of the strategy by creating provisions in the New Harmony Valley Overlay Zone to allow for higher density.** 8/15/2024 Washington County Staff meet with New Harmony residents to address questions related to density bonus in exchange for open space in the New Harmony Valley Overlay Zone. This action supports our implementation of this strategy by ensuring we have alignment with draft language and the desires of the community.** 9/5/2024 Town Meeting with New Harmony. Scott Messel, Reid Walkenhorst, and Planning Commissioner Brian McMullin meet with town residents at the Washington County Public Library in New Harmony. This meeting was intended to review final draft language of the New Harmony Valley Overlay Zone, specifically as it concerned density bonuses and preservation of open space. This action supports our implementation of this strategy by ensuring we have alignment with the code language and the desires of the community.** 9/12/2024 Update to Washington County Story Map - New Harmony - As we began drafting the verbiage for the New Harmony Valley Overlay Zone, we created and made an ongoing effort to update the community through the use of a Story Map created by our GIS staff. The story map became a source for information and current events for the community. The 9/24/2024 update specifically addressed Outdoor Lighting, the Village Commercial Zone, Clustering and Pocket Neighborhoods.** 1/23/2025 Washington County Staff meet with Developer, Edwin Voskanian with the Voskanian Investment Group to discuss a potential new development in New Harmony. Edwin's group has purchased 400 acres along the Hwy 144 corridor and would like to discuss density bonus available in the New Harmony Overlay zone. The density bonus allows for a 50% density increase in exchange for preserving open space. We spoke with Edwin at length about clustering and pocket neighborhoods as a way to reduce his infrastructure costs as opposed to traditional subdivision lots. This action supports our implementation of this strategy by promoting the density bonus incentives to developers who are bringing new developments in along our major transportation corridors.** 1/24/2025 Washington County Staff have follow up meeting with residents of New Harmony to discuss next steps and priorities with future code revisions of the New Harmony Valley Overlay Zone. This action supports our implementation of this strategy by keeping the community engaged in our drafting efforts moving forward.** 2/19/2025 Reid Walkenhorst attends Future Ready Luncheon and provides presentation on the New Harmony Valley Overlay Zone and Village Commercial Zone which advocate for new high density developments in Washington County and promote the concepts of clustering, pocket neighborhoods and work/live dwellings. This action supports our implementation of this strategy by advocating to municipalities across the state how important it is to make zoning provisions friendly to higher density developments, while also working with the communities who will be impacted.** 3/21/2025 Hildale Day was an opportunity for Washington County Staff to showcase our newly

adopted code provisions pertaining to the New Harmony Valley Overlay Zone and Village Commercial, which both contain provision to allow for and encourage higher density developments, This action supports our efforts to implement this strategy by advocating to local jurisdictions how new developments yielding higher density can be approved and not offensive to the local community. ** 4/1/2025 Washington County Staff review Concept Plan of the Solara project. Solara is a large mixed-use development which is working toward approval. Phase One of their project includes 75 Townhome units on 10 acres. Reviewing and providing feedback to the applicant on this project is important for Washington County, as this development will potentially be adding some much needed moderate income housing in our community. This action supports our implementation of our strategy by helping Washington County staff recognize an issue in our Planned Development Residential code with our acreage requirements for Planned Development Residential and our density allowances per acre.** 4/4/2025 Washington County Staff work to draft language in the Planned Development Residential code to remove obstacles for the Solara project. This action supports our implementation of this strategy by recognizing an obstacle with our existing Planned Development Residential code and quickly making changes for the Planning Commission to consider for approval.** 4/8/2025 Planning Commission receives presentation from Solara group on the proposed development for Planned Development Residential. This action supports our implementation of this strategy by illustrating to the Planning Commission how we can bring townhomes and higher density developments into Washington County in a responsible manner.** 6/3/2025 Washington County staff review a Concept Plan for the Red Reef Villas project as a Planned Development Residential, presented by Jared Westoff. This is a multi-family rental unit project, which is going the process of review. Utilizing the new density provisions and reduced acreage requirements, Jared is working toward having his project approved by the Planning Commission. This action supports our implementation of this strategy by working with developers to utilize the new density provisions within the Planned Development Residential code. ** 6/12/2025 Hildale visit and town tour. Washington County staff spent several hours in Hildale as a follow up to our previous meeting. Today's meeting was focused on Village Commercial and how to develop work/live spaces and begin master planning a vision for their main street. This action helps support our implementation of this strategy by providing boots on the ground and discussions around real situations and challenges in Hildale.

J

** 8/1/2024 thru 10/1/2024 - Drafting of New Harmony Valley Overlay Zone and the Village Commercial Zone which includes provisions for density bonus incentives in new developments. This action supports our implementation of this strategy by drafting code language to create zoning incentives for moderate income units in new developments.** 8/8/2024 Planning Commission Discussion of 2024 Moderate Income Housing Report and proposed areas of focus. Alternative dwellings, Live/Work, Density Bonuses, and Reduce, Waive, or Eliminate Impact Fees. This action supports our implementation of this and other strategies as it helps to align Washington County Staff and the Planning Commission with future direction as we work to update strategies and timelines.** 10/1/2024 Washington County Staff discussion with local utility providers of recently approved Village Commercial Zone and New Harmony Valley

Overlay Zone. These provisions were discussed with local utility providers, septic authorities, and water companies to discuss how higher density developments for moderate income housing will be incentivized. This action supports our implementation of this strategy by notifying local utility providers of our desire to approve these projects and align our code language with those efforts. ** 12/10/2024 Planning Commission discussion regarding zoning proposal to allow Tiny Homes and Alternative dwellings as residential dwellings. This action supports our efforts to support implementation of this strategy by allowing a wider variety of housing types to incentivize the construction of ADU's as accessory dwellings.** 4/1/2025 Washington County Staff provide feedback to Solara Concept Plan. The Solara project is a Town Home project along the I-15 corridor. Their proposal in phase one is to develop 10 acres with a density per acre of 7.5 units. This review prompted Washington County to implement zoning incentives for moderate income units in new developments. This action supports our implementation of this strategy by recognizing a necessary revision to existing code language and taking action to correct it.** 4/2/2025 thru 4/5/2025 Washington County Staff work to revise code language regarding Planned Development Residential (PDR) to support the acreage and density requirements of the Solara project. This action supports our implementation of this strategy by preparing the necessary changes to present to the Planning Commission and County Commision for approval.** 4/10/2025 Washington County Staff take feedback of proposed code changes to support the Solara project from the Planning Commission in preparation for presentation to the County Commission. The Planning Commission agreed to propose incentives for moderate income units in new development as long as 10% of the units were deed restricted for Moderate Income Housing. This action supported our implementation of this strategy by providing the land use authority with the recommendation of the Planning Commission and gaining approval.** 6/3/2025 Washington County Staff review and provide feedback to the Concept Plan for Red Vista Villas, a multi-family development being proposed in Washington County. Utilizing the newly adopted Planned Development Residential (PDR) code language, with incentives for density of 7.5 units per acre. This action supports our implementation of this strategy by working with developers to bring their projects through the approval process utilizing incentives for moderate income housing.

M

** 8/10/2024 thru 7/10/2025 Scott Messel attends monthly HAC Executive Committee meetings. This action supports implementation of this strategy by creating vision and guidance for the advocacy committee and keeps focus on the need for Moderate Income Housing in our communities.** 8/15/2024 thru 7/15/2025 Reid Walkenhorst Attends Monthly HAC Advocacy Committee Meetings. This action supports implementation of the strategy by actively engaging with the advocacy group to stay current on new developments and zoning decisions being considered in our area. The advocacy committee takes an active role in attending Public Hearings, writing to commissioners and council member, and general advocacy for attainable housing throughout Washington County.** 8/20/2024 Scott Messel and Sharlene Wilde meet with Mary Barth of the Grace Episcopal Church. Their church has some acreage with their property, and they would like to consider building Moderate Income Housing. Scott and Sharlene met with Mary to discuss the idea of creating a bungalow court which could utilize the existing parking area. This action supports our implementation of this strategy by engaging with

local property owners on behalf of HAC to help design a layout which compliments the existing property.** 9/16/2024 Scott Messel and Sharlene Wilde have a follow up meeting with Mary Barth from Grace Episcopal Church to review renderings of a proposed Bungalow Court Plan. This action supports our implementation of this strategy by working on behalf of the HAC organization to provide a potential solution for Moderate Income Housing in our area. ** 10/30/2024 Scott Messel, Reid Walkenhorst, Darren Prince, Gil Almquist, Victor Iverson, and Adam Snow attend Annual HAC Conference hosted at Black Desert. This conference brought over 400 guests and advocates for attainable housing in our area. This action supports our implementation of this strategy by supporting the HAC organization and learning new perspectives from those in attendance.** 11/19/2024 Reid Walkenhorst and Scott Messel attend Follow Up Meeting to review the HAC Annual Conference to discuss positive impacts and areas we'd like to see improvement. This action supports our implementation of this strategy by ensuring the HAC conference is meaningful and impactful to the community in the years ahead.** 1/9/2025 Reid Walkenhorst attends What's Up Down South Economic Forum. This supports our implementation of this strategy by staying current with economic trends, housing issues, and how to bring in a bright future for our communities in Southern Utah.** 2/20/2025 Reid Walkenhorst attends meeting with Rep. Neil Walter who speaks with the HAC advocacy committee about legislation being considered as it relates to Moderate Income Housing and Short-Term Rental monitoring. This action supports our implementation of this strategy by engaging with multiple levels of government who impact the decision-making processes at the state level.** 3/27/2025 Reid Walkenhorst attends ULUI Spring Conference. The Utah Land Use Institute helps professionals in the planning industry to stay current with land use related issues and legislative actions impacting housing and land use. This action supports our efforts to implement this strategy by bringing the knowledge gained back to Washington County and organizations like HAC.** 5/22/2025 Reid Walkenhorst attends HAC Advocacy Training Session. This training brought together 45 local advocates for attainable housing to discuss best practices for affecting change and support of Moderate Income Housing. This action supports implementation of this strategy by engaging with local residents and community leaders to openly discuss strategies when attending public hearings or when facing opposition from the NIMBY community.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

B

The following land use regulations and land use decisions were made during the reporting period to support this strategy:** 8/6/2024 Resolution R-2024-3338 - A resolution approving professional services agreement for engineering on a portion of the Zion Corridor Active Transportation Trail. This resolution supports our efforts to implement this strategy by providing funding for expansion of active transportation trails in Washington County.** 8/6/2024 Resolution R-2024-3337 - A resolution approving professional services agreement to complete the NEPA required EA for the Zion Corridor Trail. This resolution supports our efforts to implement this strategy by providing funding support for the expansion of active transportation trails in Washington County.** 8/13/2024 Planning Commission approval of a conditional use permit to install fiber optic cable in the New Harmony area. The Planning Commission is the land use authority for Conditional Use Permits. Infrastructure for internet in our rural communities is important for residents, home businesses, and anyone needing reliable access to the internet. This decision supports our efforts to implement this strategy by supporting the expansion of critical infrastructure into our rural communities. ** 8/20/2024 Resolution R-2024-3340 - A resolution approving County assistance for the LaVerkin Rim to River Trail in Confluence Park. This resolution supports our efforts to implement this strategy by providing funding support for the expansion of active transportation trails in Washington County.** 9/3/2024 Resolution R-2024-3350 - A resolution approving the Council of Governments Recommendation for roadway funding in Washington County. This resolution supports our efforts to implement this strategy by providing funding for the expansion and rehabilitation of roadway infrastructure in Washington County.** 9/10/2024 Planning Commission approval of a conditional use permit to install fiber optic cable in the New Harmony area. The Planning Commission is the land use authority for Conditional Use Permits. Infrastructure for internet in our rural communities is important for residents, home businesses, and anyone needing reliable access to the internet. This decision supports our efforts to implement this strategy by supporting the expansion of critical infrastructure into our rural communities. ** 9/10/2024 Planning Commission approval of Construction Design Standards. These standards support Ordinance 10-15A Rockery and Segmental Block Retaining Walls. This decision supports our efforts to implement this strategy by describing and illustrating construction standards for engineered retaining walls. There are instances in which roadways or hillsides need to be retained within developments. These standards are approved by Washington County engineers, which makes it easier for developers to know what specifications are required.** 9/17/2024 Resolution R-2024-3356 - A resolution approving an award of bid and execution of contract for the Washington County Sheep Bridge Road project. This road improvement provides improvements to an existing dirt road from Apple Valley to Springdale. The project will pave the road, which is very helpful for daily commuters who live in Hildale and Apple Valley, but work in Springdale. Apple Valley and Hildale have some of our most affordable housing in the county, and many of these commuters work in the services industry. This decision supports our efforts to implement this strategy by funding improvements to critical infrastructure and

transportation corridors. ** 10/15/2024 Resolution R-2024-3371 - A resolution adopting the Washington County policy for establishing a Public Infrastructure District. This policy adoption will allow developers to work within an established framework to receive approval and infrastructure funding through a Public Infrastructure district. This decision supports our efforts to implement this strategy by offering financial tools to developers seeking approval for new development projects.** 12/17/2024 Resolution R-2024-3414 - A resolution approving support of the Zion/SR-9 Regional Shuttle Service. During this past year a new bus route was established from St George to Zion Lodge. The bus route runs 12 times per day and picks up passengers in 9 different locations. This has been great for people who work along the Zion corridor in the service industries and for people looking for alternative transportation options. This resolution supports our efforts in implementing this strategy by working collaboratively with the City of St George, Washington City, Hurricane City, LaVerkin City, Virgin, and Springdale to bring another mode of transportation into these communities.** 1/14/2025 Planning Commission approval of a Conditional Use Permit to install fiber optic cable in the New Harmony area. The Planning Commission is the land use authority for Conditional Use Permits. Infrastructure for internet in our rural communities is important for residents, home businesses, and anyone needing reliable access to the internet. This decision supports our efforts to implement this strategy by supporting the expansion of critical infrastructure into our rural communities. ** 1/21/2025 Resolution - R-2025-3440 A resolution approving a cooperative agreement for UDOT's improvements to the Hurricane LaVerkin Bridge. This resolution directs funding to help with the cost of improvements to the bridge. This decision helps support our efforts to implement this strategy by supporting local municipalities with infrastructure improvements.** 2/11/2025 Planning Commission approval of a conditional use permit to install fiber optic cable in the New Harmony area. The Planning Commission is the land use authority for Conditional Use Permits. Infrastructure for internet in our rural communities is important for residents, home businesses, and anyone needing reliable access to the internet. This decision supports our efforts to implement this strategy by supporting the expansion of critical infrastructure into our rural communities. ** 2/11/2025 Planning Commission approval of Conditional Use Permit for Enbridge Gas. Enbridge is proposing to install a High-Pressure Natural Gas Line along the SR-18 Utility Corridor. This decision supports our implementation of this strategy by approving infrastructure for future development. Natural Gas is very economical and is a critical infrastructure to support the development of attainable housing.** 2/18/2025 Resolution - R-2025-3467 A resolution pledging matching grant funds to complete a feasibility study and concept development plans for three regionally significant active transportation trails. This resolution provides funding for the Snow Canyon to Veyo trail, the Virgin River Trail in Washington City, and Sheeps Bridge Road. This decision supports our efforts to implement this strategy by providing funding to active transportation trails in Washington County.** 4/8/2025 Planning Commission approval of the 900 N Road Dedication Plat. This decision supports our implementation of the strategy by committing to the long-term maintenance and ownership of the roadway. This application will go on to the County Commission for final approval. ** 4/15/2025 Resolution R-2025-3498 - A resolution approving a letter notifying the Nature Conservancy of Washington County's intent to acquire property on Sheep Bridge Road for Public Right of Way. This decision supports our efforts to implement this strategy by advocating for right of way along an existing county road.** 4/15/2025 Resolution R-2025-3499 - A

resolution approving an agreement between UDOT and Washington County regarding the cost of improvements to Gunlock Road. This decision supports our efforts to implement this strategy by collaborating with state transportation authorities to rehabilitate existing infrastructure.** 4/15/2025 Ordinance - 2025-1288-O - An Ordinance approving the dedication of 900 N near Leeds in Washington County. The dedication of this roadway supports multiple projects coming to the unincorporated area. The road dedication will allow the existing unimproved dirt road to be expanded and paved, with utility easements. This decision supports our efforts on this strategy by committing to the long-term maintenance and ownership of the roadway.** 5/6/2025 Resolution - R-2025-3502 - A resolution appropriating funding to Sunrise Engineering to provide bidding and construction administration services for Zion National Park sewer improvements. This decision supports our efforts to implement this strategy by collaborating with Federal and local service providers to make improvements to infrastructure in our local community.** 5/13/2025 Planning Commission approval of a Conditional Use Permit in the Central area. The applicant is South Central Broadband. They are requesting to build a utility structure to house servers and equipment to support broadband installations in the area. This decision supports our implementation of this strategy by approving the expansion of infrastructure in our rural communities.** 5/13/2025 Resolution - R- 2025-3512 A resolution appointing members to the Critical Infrastructure Material Advisory Board regarding critical infrastructure materials protection areas. This decision supports critical infrastructure in our area, which is often times looked upon unfavorably. Gravel operations are often looked upon with disdain in a tourism dominated economy. But the County Commission recognizes the essential role they play in supporting our construction industries. This decision supports our efforts to implement this strategy by recognizing the importance of locally sourced essential materials for construction and ensuring those operations are protected.** 6/3/2025 Resolution R-2025-3519 - A resolution approving a contract with Horrocks Engineering regarding the Gunlock Road Project. This resolution provides engineering support for the widening of Gunlock Road to add a bike lane. This decision supports our efforts to implement this strategy by putting resources toward infrastructure improvements identified on the Washington County Transportation Master Plan.

E

The following land use regulations and land use decisions were made to support the implementation of this strategy:** 11/12/2024 Planning Commission approves Grassy Meadows Sky Ranch amended plat to bring two illegally modified lots into compliance. This decision supports implementation of the strategy by allowing both lots to be entitled for single family residences and ADU's.** 11/19/2024 County Commission approves Ordinance - 2024-1277-O - An ordinance approving the Partial Amendment of Grassy Meadows Sky Ranch Subdivision. This decision brings two illegally modified lots into compliance. The decision supports implementation of the strategy by allowing both lots to be entitled for single family residences and ADU's.** 1/14/2025 Planning Commission approves Lot Line Adjustment bringing three lots into zoning compliance. This decision brings 3 illegally modified lots into compliance to allow them to build single family residences and ADU's.** 2/11/2025 Planning Commission recommends approval of zone change to bring two lots into zoning compliance with existing acreage. This decision supports our efforts to implement this strategy by entitling two lots to build single family residences and ADU's.** 2/11/2025 Planning Commission recommends

approval of Misc. Changes to Title 10 including the approval of using Tiny Homes as a dwelling type, reducing square footage requirements for residential dwelling from 400 sq ft to 150 sq ft, and defining Tiny Home on Wheels (THOW) and Tiny Home on Foundation (THOF). This decision supports our implementation of this strategy by recognizing Tiny Homes within our code as a suitable dwelling type, by reducing square footage requirements for dwellings, and by defining the difference between Tiny Homes on wheels or foundations.** 2/18/2025 County Commission approves Ordinance 2025-1282-O, An ordinace amending the Washington County Code Title 10 including provisions related to affordable housing, and the extension of the Temporary Housing Accommodation program. This decision supports our implementation of this strategy by adopting into Washington County Code the use of Tiny Homes as suitable dwelling structures, reduces sq ft requirements of dwelling from 400 sq ft to 150 sq ft, and defines Tiny Homes on Wheels and Tiny Homes on foundations within our code.** 2/18/2025 County Commission approves Ordinance 2025-1283-O - rezoning a portion of Washington County to the A-10 zone. This decision supports our efforts to implement this strategy by bringing two lots into zoning compliance, which will entitle those property owners to build single family residences and ADU's.** 3/11/2025 Planning Commission approves amended plat of the Black Ridge Ranches subdivision. This decision brings two illegally modified lots into compliance. This decision supports our efforts to implement this strategy by allowing these homeowners to build ADU's.** 3/11/2025 Planning Commission recommends approval of Zone Change for a parcel on Kolob. This parcel was undersized for the zone and was unable to get building permits. This decision supports our efforts to implement this strategy by creating a legal building lot which the owner can utilize for a single-family dwelling or ADU's.** 3/11/2025 Planning Commission recommends approval of a zone change in New Harmony to support the creation of a new subdivision. The developer is seeking entitlements for 17 lots which will be entitled for Single-Family residences and ADU's. This decision supports our efforts to implement this strategy by creating new buildable lots.** 3/18/2025 County Commission approves Ordinance 2025-1284-O - An Ordinance rezoning a portion of Washington County in the New Harmony area to support the creation of a new subdivision. This decision supports our efforts to implement this strategy by creating a zoning environment for legal building lots.** 3/18/2025 County Commission approves Ordinance 2025-1285-O - An Ordinance rezoning a portion of Washington County in the Kolob area to bring a lot into zoning compliance. This decision supports our efforts to implement this strategy by creating a legal building lot for a single-family residence and ADU. ** 3/18/2025 County Commission approves Black Ridge Ranches Subdivision amendment via Consent Agenda. This decision supports our efforts to implement this strategy by correcting the illegal change of lot boundaries in the New Harmony area and allows two lots to build ADU's. ** 4/8/2025 Planning Commission recommends approval of zone change and lot line adjustment in the New Harmony area. The applicant had 3 lots which needed to be reconfigured to meet zoning and acreage requirements. This decision supports our efforts to implement this strategy by creating three buildable lots for single family residences or ADU's.** 4/15/2025 County Commission approves Ordinance 2025-1287-O An Ordinance rezoning a portion of Washington County in Washington County for proposed parcels one, two and three. This decision supports our efforts to implement this strategy by creating 3 buildable lots for single family residences or ADU's.** 5/13/2025 Planning Commission approves Final Plat of Carter Subdivision. This decision supports our efforts to implement this

strategy by entitling six new buildable lots in the New Harmony area for single family residences and ADU's. ** 5/13/2025 Planning Commission approves Final Plat of Glen Cove Estates Subdivision Ph 2. This decision supports our efforts to implement this strategy by entitling four new buildable lots in the Veyo area for single family residences and ADU's.** 6/10/2025 Planning Commission recommends approval of zone change for three parcels in the Leeds area. This decision brings three illegally modified lots into zoning compliance. This decision supports our implementation of this strategy by creating three entitled lots for single family residences and ADU's.** 6/17/2025 County Commission approves Ordinance 2025-1297-O - An ordinance rezoning a portion of Washington County near Leeds for proposed parcels one, two, and three. This decision supports our efforts to implement this strategy by creating three buildable lots for single family residences and ADU's.

G

** 9/10/2024 Washington County Planning Commision recommends approval of proposed amendments to Title 10 Zoning Regulations including the creation of the New Harmony Valley Overlay Zone and Village Commercial Mixed-Use zone. The new zones allow for and encourage density bonuses, clustering, and work/live dwellings. This decision supports our efforts to implement this strategy by allowing higher density in new developments near major investment corridors.** 9/17/2024 Ordinance 2024-1272-O - County Commission approves the creation of the Village Commercial Mixed-Use zone, including provisions for work/live dwellings. This decision supports our efforts to implement this strategy by adopting into Washington County code new housing types we can promote in new developments, specifically defining work/live. ** 9/17/2024 Ordinance 2024-1273-O County Commission approves the New Harmony Valley Overlay Zone with provisions for density bonuses in exchange for open space, definitions for clustering and pocket neighborhoods. This decision supports our efforts to implement this strategy as the New Harmony Overlay Zone was the first code adopted by Washington County to promote high density developments and provide density bonus incentives to developers.** 4/8/2025 Planning Commission recommends approval of misc. changes to Title 10 including Density and Acreage requirements in the Planned Development Residential Zone. This decision supports our efforts to implement this strategy by recommended reduced acreage requirements for Planned Developments from 40 acres to 10 acres, and a bonus incentive to developers if they agree to deed restrict 10% of their dwelling units for attainable housing. This decision further supports the Solara project with their development proposal.** 5/6/2025 Ordinance - 2025-1292-O - County Commission Approves Misc Changes to Title 10 Zoning Regulations including Density and Acreage requirements in the Planned Development Residential Zone. This decision supports our efforts to implement this strategy by adopting into our general code a reduced acreage requirement for Planned Developments from 40 acres to 10 acres, and a bonus incentive to developers if they agree to deed restrict 10% of their dwelling units for attainable housing.

J

** 9/10/2024 Planning Commission recommends approval of the Village Commercial Zone and New Harmony Valley Overlay Zone, which are the first code sections for Washington County which incentivize moderate income housing by offering density bonuses and reduced lot size

requirements for new developments. This decision supports our efforts to implement this strategy by recommending approval of this important code language which gives developers more flexibility. ** 9/17/2024 Ordinance - 2024-1272-O Ordinance approving the Village Commercial Zone. This decision supports our efforts to implement this strategy by approving code language which gives us tools to offer developers for a variety of mixed-use housing types, including work/live, clustering, and pocket neighborhoods.** 9/17/2024 Ordinance - 2024-1273-O Ordinance approving the New Harmony Overlay Zone which includes provisions for bonus density and in planned development residential zones. This decision supports our efforts to implement this strategy by approving code language which allows developers to utilize bonus density tools when developing in the New Harmony area. ** 2/11/2025 Planning Commission recommends approval of zoning regulations targeted at reducing square footage requirements for ADU's from 400 sq ft to 150 sq ft. This square footage reduction incentivizes property owners to build smaller ADU's or to utilize preconstructed tiny homes or alternative dwelling. This action supports our efforts to implement this strategy by recommending approval of code language which can have a direct impact of the cost of building ADU's, a critical component of our attainable housing stock.** 4/8/2025 Planning Commission recommends approval of Title 10 amendments to implement zoning incentives for moderate income housing by reducing acreage requirements for Planned Development Residential (PDR) from 40 acres to 10 acres. They further increased the allowable units per acre from 5 to 7.5, if 10% of the units were deed restricted for Moderate Income Housing.** 5/6/2025 Ordinance 2025-1292-O Ordinance approving the amendment of Title 10 Zoning Regulations including reducing acreage requirements for Planned Development Residential from 40 acres to 10 acres, and density per acre from 5 units to 7.5 units, when 10% of the units are deed restricted for Moderate Income Housing. This decision supports our efforts to implement this strategy by approving code language to create zoning incentives for moderate income units in new developments.** 5/13/2025 Planning Commission recommends approval of the General Plan Update - approving the proposed Moderate Income Housing Plan strategies and timelines. This decision supports our efforts to implement this strategy by focusing our efforts between the needs of Washington County residents, staff, planning commission, and the county commission as we address moderate income housing in our communities.

M

Ongoing Support from Washington County Commission - Washington County provides meeting space for all HAC meetings, training events, and gatherings. This support allows the HAC organization to have a place to discuss ideas and vision for the future. ** 10/1/2024 Resolution R-2024-3361 A resolution approving an adjustment of 2024 Property Taxes for certain parcels owned by Rural Housing Development Corporation dba Self Help Homes. This decision supports efforts to implement this strategy by providing tax relief to properties in the program for self help homes.** 2/18/2025 Resolution R-2025-3461 A Resolution approving the renewal of an agreement between Washington County and Granicus for Short Term Rental Compliance Monitoring. This decision supports our implementation of this strategy by ensuring Washington County Code Enforcement can monitor illegally operating STR's, which can impact Moderate Income Housing opportunities for residents of Washington County.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

B

Working collaboratively is essential when so many different entities are involved with infrastructure projects. Fortunately, we have very strong working relationships with our local utility providers, and everyone is very engaged with decisions being made within Washington County. Whenever we start encountering obstacles, we schedule work meetings to work through and resolve the issues at hand. We've had much success in supporting infrastructure initiatives, which really helps pave the way for new development.

E

When we looked at reducing regulations to encourage the construction of more ADU's, the building code is a little bit difficult to work with in some instances. For example, the building code has requirements for traditional residential dwellings which aren't baked into Tiny Homes or alternative dwellings. The industry has grown without the involvement or oversight from HUD, which inspects manufactured homes. Therefore, there's a bit of the "Wild West" going on with how these products come to market. Fortunately, our building official is very open to working with these organizations and the IRC building codes are starting to adopt guidelines specific to this industry. Although the idea of alternative dwellings, especially as ADU's is good, other factors such as lending can be problematic. Financing a Tiny Home or alternative dwelling is not as easy as a traditional home or manufactured home. We see the industry as still very much in its infancy, but we are still trying to align our code language to be supportive and welcoming of these housing types, especially for ADU applications.

G

There were some barriers experienced with public opposition to approving code language to encourage higher levels of density, however we believe the Planning Commission and County Commission struck a good balance with taking feedback from the public and incorporation sensible provisions into the code.

J

Barriers primarily come from Public Opposition to new development activities, which are voiced during the Public Hearing processes. The concern for water in our region is an issue that comes up in just about every public hearing when new developments or c

M

We don't experience many barriers with supporting and being involved in the HAC organization. HAC has become a strong advocate for attainable housing in our area, and their efforts are recognized throughout Washington County.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

B

As soon as a regional sewer system and culinary water system became available in the Leeds area, the development has really escalated. Last year we reported on infrastructure improvements in this area, and to see the projects come in over the past year has been really great to see. No longer are we shackled by septic density, or lack of available water in these remote areas. We are now able to offer and encourage high density developments, and the developers are lining up to get their projects approved. Once we have similar infrastructure in place along the SR-18 corridor, we anticipate this will also become a new growth area.

E

It was actually through meetings with our residents that we really started to understand the need for allowing Tiny Homes and Alternative Dwellings within our code. We had numerous meeting with residents who wanted to drop these units in their backyards and not have a construction site for 6+ months. These units are very desirable for families with adult children who are financially blocked from the housing market, or for elderly parents living with children. People really like the simplicity these prefabricated units offer, and they have a way of creating soft density in an existing subdivision because they aren't too big, and aesthetically, they are much more appealing than an RV.

G

Since adopting the New Harmony Valley Overlay Zone and the amendments to the Planned Development Residential zones, we have seen multiple developers come in with projects that take advantage of the density allowances. Those examples include Solara, Red Rock Villa's, and the Voskanian Group project in New Harmony. We are excited to have these developments in Washington County as we desperately need more multi-family and town home style developments. The concept of clustering and pocket neighborhoods is being shared with developers in our pre-planning meetings.

J

Since adopting incentives for moderate income units in new developments into our code, we are getting more developers considering development in the unincorporated areas of Washington County. In areas where utilities are available for sewer and water, the potential for development is much higher. We still have many areas of the unincorporated county which don't have access to these utilities, so those areas are less attractive to developers due to the cost of bringing in infrastructure.

M

The market response to supporting organizations like HAC have been positive. In seeking private sponsorships, HAC has found many local employers who are struggling to keep a steady

workforce due to the lack of attainable housing in our area. Many among us recognize the need and are willing to help however they can.

7. **Links to supporting documentation** *(Optional)*

B
https://codelibrary.amlegal.com/codes/washingtoncout/latest/washingtonco_ut/0-0-0-26911

E
https://codelibrary.amlegal.com/codes/washingtoncout/latest/washingtonco_ut/0-0-0-27628

G
https://codelibrary.amlegal.com/codes/washingtoncout/latest/washingtonco_ut/0-0-0-26019

J
https://codelibrary.amlegal.com/codes/washingtoncout/latest/washingtonco_ut/0-0-0-27628

M

Attachment to supporting documentation *(Optional)*

B
F_3EZ3ivoTusvEGUT
250402.Washington County Utah Land Acquisition (002).pdf
5192487
application/pdf

E
F_eycyCA19tBaG2FH
2025-1282-O.pdf
14082023
application/pdf

G

J

M

FEEDBACK & 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)*

STLA lands are most often the new areas of development in Washington County. We would love to see some requirements for developers of STLA to provide for moderate income housing in their developments. We would like to see starter homes come back into the market. Unfortunately, large scale developers like DR Horton and others have specific floor plans they will allow in their developments, and if you don't choose one of those, you are not building a home on one of the lots they created. We need to stop requiring garages on every home. Most everyone who grew up in the 60's and 70's grew up in a home without a garage. Developers are recording CC&R's with architectural and minimum square footage requirements which don't work for Moderate Income Housing. Renting in financially destructive, so we don't need more rental properties. We need practical single-family homes young families can build equity in. We do have developers starting to use our PID policy, but PIDS have a negative impact on housing affordability. Especially if you deed restrict for moderate income housing, but then those homeowners get dinged by higher property taxes due to the PID.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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
marka@washingtonterrace.gov
801-395-8282

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://washingtonterrace.municipalcodeonline.com/book?type=ordinances#name=18.01.040_General_Plan_Elements

Link to general plan, moderate income housing element:
chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://washingtonterrace.gov/vertical/sites/%7B9D63E994-3168-4A6B-BFBB-6BA2F03103EB%7D/uploads/WASHINGTON_TERRACE_CITY_GENERAL_PLAN-_REVISED_2022.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
2024

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
6 single family lots are available which 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.**
We do not have any currently.

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 currently.

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 simply not clamoring to be here... Washington Terrace is a fully built-out city with only two square miles of total land area. Due to these space limitations, there are very few remaining parcels available for new development. As a result, we have limited interest from developers, who often prioritize larger, more flexible sites in neighboring communities. Despite this, Washington Terrace has maintained a high percentage of affordable housing within its existing stock and continues to make strategic zoning adjustments to support limited infill opportunities where feasible. Please see included maps as an example.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
OverviewWashington Terrace City is a fully built-out community with a total land area of just two square miles. Due to our geographic constraints and established development patterns, our ability to create new Moderate Income Housing through traditional expansion methods is extremely limited. Nevertheless, Washington Terrace has demonstrated a strong commitment to affordability within its existing housing stock and has taken proactive measures to promote responsible infill development where feasible.This report outlines how the City not only meets but exceeds the intent of the State's Moderate Income Housing requirements, despite limited development capacity.Geographic and Physical ConstraintsWashington Terrace is bordered by other built-out communities and natural barriers, leaving little to no room for large-scale new development. Our small land base constrains our ability to pursue traditional housing expansion,

such as new subdivisions or large multi-family developments.Recognizing this, the City has conducted a comprehensive evaluation of available land for infill development. In early 2024, the Planning Commission approved, and the City Council adopted, a zoning map amendment to incorporate an additional Infill Overlay Zone—targeting remaining underutilized parcels for future housing opportunities.Current Housing Stock AffordabilityWhile land is limited, housing affordability in Washington Terrace is already strong:Total housing units: 2,761Units valued under $400,000: 2,069Percentage of affordable units: ~75%By most regional and state benchmarks, homes under $400,000 are considered affordable to moderate-income households. This means that three out of every four homes in Washington Terrace already meet affordability standards, making our city an existing hub of moderate-income housing.Exceeding State ExpectationsState law encourages cities to increase moderate-income housing options through planning, zoning, and development policy. While some municipalities meet these goals through expansion and high-density development, Washington Terrace has met the spirit and the measurable intent of these policies within its existing fabric.Highlights of our accomplishments include:High percentage of existing affordable homes (75%)Strategic rezoning to support infill where feasibleCompact, walkable community design that supports affordability through reduced transportation costsPreservation of older, modestly priced housing stock, avoiding gentrification or displacementConclusionWashington Terrace City has exceeded the perceived expectation from state legislators regarding moderate-income housing. Our city may not be able to provide large-scale new housing due to physical limitations, but our current housing inventory and policy actions reflect a genuine, measurable, and sustainable commitment to affordability.We welcome the opportunity to share our approach with state leaders and continue the conversation about how diverse cities can meet shared housing goals in different, but equally effective, ways.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
22
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
13

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
N/A

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A
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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

Washington Terrace City – Support for Moderate Income Housing through Zoning Action (Strategy A)(A) Rezone for densities necessary to facilitate the production of moderate income housingSummary of Strategy:Washington Terrace City has taken proactive steps to rezone areas to allow higher residential densities, creating a regulatory framework that supports the production of moderate income housing. These zoning changes align with state requirements and reflect the City's commitment to providing attainable housing opportunities within the community.Actions Since the 2024 Reporting Period:Since the 2024 reporting period, the City has continued to take meaningful action:Rezoning for Medium-Density Housing: Several parcels previously zoned for single-family use were rezoned to allow medium-density residential development, including townhomes, duplexes, and multi-family housing. This zoning change opens the door for more diverse and affordable housing types.Overlay Zones for Flexibility: Overlay zoning was introduced near key transportation corridors and commercial nodes, offering developers more flexibility to build higher-density housing in appropriate locations.Ongoing Collaboration with Developers: City staff remain actively engaged with developers to encourage use of these rezoned areas for moderate income housing. Staff provide support and guidance but recognize that developers must ultimately take the initiative to bring projects forward.Opportunity Exists – Developer Action Required:The City has created the opportunity for moderate income housing by removing key zoning and regulatory barriers. However, the decision to pursue and construct these projects lies with the private development community. Washington Terrace cannot mandate construction but continues to offer a supportive and enabling environment for those willing to invest in housing diversity.Continued Relevance in 2025 – Due to Limited Land Availability:Given the City's geographic constraints—

being nearly fully built out with only two square miles of land—rezoning for higher densities remains one of the few viable options to meet moderate income housing needs. There is very little undeveloped land remaining, making infill and redevelopment in newly rezoned areas an essential strategy for achieving housing goals.Washington Terrace has acted within its means to support moderate income housing. The zoning tools are in place and still relevant in 2025—now it is up to developers to seize the opportunity.

E

(E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units (EDUs) in residential zonesWashington Terrace has taken meaningful steps to support accessory dwelling units (EDUs) by adopting an ordinance that permits them throughout the city, provided the primary residence is owner-occupied. This policy aligns with state legislative expectations by facilitating moderate-income housing options while preserving neighborhood character. We continue to welcome and support all owner-occupied EDUs as a practical, flexible housing solution that complements our predominantly built-out community.To address the challenges associated with unregulated or non-owner-occupied EDUs—particularly illegal up/down duplexes—we have focused enforcement efforts on maintaining compliance and minimizing adverse impacts such as overcrowding, inadequate parking, and stress on public infrastructure. These efforts are intended to preserve the integrity of our residential zones while also providing appropriate housing options for a range of incomes.Given our city’s size—just over two square miles—and very limited undeveloped land, our capacity to add new housing units is constrained. Nonetheless, we have exceeded expectations in the proportion of affordable housing available. According to our most recent Moderate Income Housing Report, Washington Terrace already meets or surpasses the threshold required by the state for moderate-income housing availability.We encourage a thoughtful and balanced approach to housing growth by supporting policies that maintain quality of life, ensure infrastructure sustainability, and provide meaningful housing opportunities for all income levels. Please refer to the attached map for details on EDU-eligible areas and to see the specific challenges related to housing density, as well as the existing distribution of affordable housing units across the community.

F

(F) Rezoning for Higher Density or Moderate-Income Residential Development in Mixed-Use or Commercial Areas Near Key CorridorsWashington Terrace City staff have actively worked with property owners and the Planning Commission to support the potential for mixed-use development in commercial zones, especially those located near major transit investment corridors, commercial centers, and employment hubs. Through ongoing conversations and open dialogue, staff have provided guidance on zoning processes, potential density increases, and the integration of residential uses into traditionally commercial areas.The Planning Commission and local property owners remain open to considering mixed-use proposals as they arise. While there have not been formal applications during this reporting period, both parties have demonstrated a willingness to explore such opportunities when developers or landowners express interest. The Commission has emphasized its interest in promoting thoughtful, well-planned developments that align with the city's long-term goals and community

character.Washington Terrace is committed to being a cooperative and solution-oriented partner in the development process. While no blanket rezoning has been enacted, the city maintains a flexible and responsive posture, allowing it to assess development proposals on a case-by-case basis. This approach helps ensure that any future mixed-use or higher-density residential projects are context-sensitive and contribute positively to the city's livability and housing diversity.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

Between August 1, 2024, and July 31, 2025, Washington Terrace City has continued to implement its strategy by maintaining and reinforcing its streamlined, developer-friendly zoning approach. While no new rezonings occurred during this reporting period, the groundwork laid in previous years remains active and effective. The following actions support implementation of the strategy:Developer-Friendly Zoning Approach Maintained: The City has continued to uphold policies and procedures that make zoning regulations flexible and clear for potential developers. This includes pre-application meetings, staff availability for early consultation, and prompt processing of requests related to zoning or development.Ongoing Willingness to Collaborate: City staff and leadership have made every effort to be accommodating to developers who express interest in moderate income housing projects. While the initiative to build must come from developers, Washington Terrace remains fully supportive and responsive when approached. The cooperative posture taken by the City ensures that when a development proposal arises, it moves through the process efficiently.Zoning Tools in Place: The rezones and overlay zones approved in previous years continue to serve as viable options for developers interested in moderate income housing. These tools remain relevant and accessible, with no additional legislative hurdles added during the reporting period.Consistency in Policy and Messaging: Throughout the year, Washington Terrace has consistently communicated its openness to moderate income housing through existing zoning. Developers are aware that the City welcomes discussion and aims to remove barriers wherever legally and practically possible.Support for Strategy Implementation:These actions directly support the strategy by preserving a regulatory and administrative environment that encourages moderate income housing without delay or excessive requirements. The City's consistent posture, combined with flexible zoning already in place, demonstrates continued implementation of its plan—even when actual development is dependent on private-sector initiative.In summary, Washington Terrace continues to do its part by maintaining a welcoming, ready-to-act posture for moderate income housing development. The zoning tools are in place, the staff is cooperative, and the process is streamlined—the opportunity remains open for developers to take the next step.

E

Between August 1, 2024, and July 31, 2025, Washington Terrace City continued to support the implementation of our ADU ordinance by streamlining the process for residents seeking to establish legal, owner-occupied accessory dwelling units (ADUs). City staff provided clear guidance and technical support to residents during the application and permitting process, ensuring that homeowners could navigate the requirements with minimal delays or confusion.We took the following actions to help facilitate and promote legal ADUs:Simplified Permit Review: The city maintained an efficient internal review process that ensured ADU applications were processed in a timely manner. Most reviews were completed with minimal back-and-forth, and staff worked closely with applicants to resolve questions quickly.Improved Communication: Staff provided clear and accessible information—both online and in person—on ADU eligibility, owner-occupancy requirements, and development standards. This helped homeowners understand their options and responsibilities without needing outside assistance.Case-by-Case Support: In instances where unique site conditions or design questions arose, planning staff provided one-on-one assistance to help homeowners comply with city code while maintaining flexibility within reasonable standards.Enforcement of Noncompliant Units: To protect neighborhood character and reduce negative impacts associated with overcrowding, we also addressed illegal or non-owner-occupied units by identifying them and encouraging compliance through education and corrective measures.These actions support our strategy to expand affordable housing options while preserving the quality and livability of our neighborhoods. Our focus on encouraging legal, owner-occupied ADUs directly aligns with state goals for moderate-income housing and promotes responsible housing growth within the constraints of our built-out community.

F

Over the past reporting period, the City’s posture toward higher density and moderate-income residential development within commercial or mixed-use zones has remained consistent. While no new applications or formal proposals for mixed-use rezoning have been submitted during this time, the City continues to actively maintain an open and cooperative approach with landowners and developers.City staff and the Planning Commission have worked collaboratively with property owners to discuss the potential for mixed-use opportunities, particularly in areas adjacent to transit investment corridors, commercial hubs, and employment centers. These discussions have not yet resulted in specific zoning changes, but they reflect a continued commitment to being responsive and supportive when such proposals do arise.The City views mixed-use development as a dynamic and strategic opportunity to strengthen the local economy, provide more housing diversity, and enhance community vitality. We recognize that integrating residential units into commercial areas can bring long-term benefits, such as increased walkability, more efficient land use, and stronger support for local businesses.Washington Terrace remains eager to work with property owners and developers who are interested in pursuing mixed-use concepts. Although no significant changes occurred during the reporting period, the foundation has been laid for flexible, case-by-case evaluation of future proposals. The City is prepared to adapt zoning tools and processes to support creative, well-designed projects that align with our vision and needs.In summary, while the landscape has not changed significantly over the last year, the City's approach is stable, supportive, and

forward-looking. We welcome mixed-use development as a means to foster a more vibrant, connected, and livable Washington Terrace.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

Land Use Regulations or Decisions Made Between August 1, 2024 – July 31, 2025Strategy A: Rezone for densities necessary to facilitate the production of moderate income housingDuring this reporting period, no new land use regulations or zoning changes were adopted specifically related to increasing residential density. However, Washington Terrace City continues to implement this strategy through land use decisions and administrative practices that keep the process open, cooperative, and ready for development proposals.Key Supporting Actions and Decisions:Preservation of Higher-Density Zoning Opportunities: Although no new rezones occurred, the City preserved previously rezoned areas and overlay zones that allow for medium- to high-density residential development. These zones remain in place, ensuring that developers have clear, by-right options to pursue moderate income housing.Administrative Consistency in Development Review: The City has maintained its internal processes to review and respond to development applications efficiently. Staff continue to be available for early consultation, provide clear guidance on zoning allowances, and work collaboratively with applicants to navigate the review process.Flexibility and Willingness to Engage Developers: Land use decision-makers, including staff and elected officials, continue to express strong support for moderate income housing projects. While no specific density-related applications were submitted during this period, the City remains prepared to act quickly and favorably on qualifying proposals within existing zoning.Supporting the Strategy Despite Limited Land:Washington Terrace is a largely built-out community with very limited undeveloped land available. As such, the City's ability to implement this strategy relies heavily on preserving and promoting redevelopment opportunities within existing zones. The zoning tools are in place, and land use decisions continue to reflect a cooperative, development-friendly posture.Conclusion:No new land use regulations or zoning amendments were made between August 1, 2024, and July 31, 2025, but Washington Terrace City has continued to implement Strategy A by preserving supportive zoning, maintaining open and accessible development processes, and ensuring administrative readiness. The City's approach allows for moderate income housing development where feasible, and any new proposals will be met with a responsive and cooperative process.

E

During the reporting period of August 1, 2024, to July 31, 2025, Washington Terrace City did not adopt any new land use regulations related to accessory dwelling units (ADUs). The existing ordinance, which allows for internal or detached ADUs in all residential zones provided the primary unit is owner-occupied, remained in full effect without modification. This consistency in policy helped streamline the permitting process, reduce confusion for applicants, and maintain a predictable regulatory environment for residents interested in developing legal ADUs. The

absence of new regulatory barriers supported our commitment to encouraging affordable housing options while respecting the established character of our neighborhoods.

F

During the reporting period of August 1, 2024 to July 31, 2025, no new land use regulations or zoning decisions were made specifically to implement this strategy. However, the City of Washington Terrace continues to maintain a supportive and proactive stance toward mixed-use development, particularly in commercial zones near transit corridors, employment centers, and commercial hubs.While no formal applications for mixed-use development were submitted or approved during this time, the City remains fully willing and prepared to work with landowners and developers interested in pursuing such projects. Existing zoning frameworks and planning practices are flexible enough to accommodate mixed-use proposals, and the City is ready to consider and facilitate those opportunities as they arise.This readiness reflects Washington Terrace's ongoing commitment to encouraging smart, efficient land use and increasing housing diversity, especially in areas well-suited for higher density or moderate-income residential components.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

Washington Terrace City encountered simple but significant barriers during this reporting period—most notably, the lack of available land for new development. This remains the primary obstacle to implementing new moderate income housing projects, despite having zoning and processes in place to support them.Key Barriers Identified:Built-Out Community: Washington Terrace is a fully developed city encompassing only two square miles. There are very few remaining undeveloped parcels, and most land is already committed to existing residential, commercial, or public uses. This geographic constraint is the most critical barrier to physical expansion or new residential rezonings.Lack of Redevelopment Interest: While the City has rezoned and maintained zoning that permits higher densities, private developers have not pursued moderate income housing within those areas. Redevelopment interest remains low, likely due to small parcel sizes, limited economies of scale, or high land acquisition costs.Limited Control Over Private Investment: The City has no authority to compel development. Even with zoning tools and administrative processes in place, the decision to build lies with private developers, and the City cannot force projects to move forward.Ongoing Compliance and Implementation:Despite these barriers, Washington Terrace City continues to meet its obligations by advancing the strategy through zoning readiness, internal coordination, and active support for developers. While no new developments occurred in this period, the framework remains available and accessible, ensuring the City is ready to act when

opportunities arise.Conclusion:The primary barrier is straightforward: there is almost no land left for development. However, Washington Terrace City remains committed to the implementation of Strategy A through the maintenance of supportive zoning, streamlined administrative processes, and an open-door policy for developers. The City acknowledges the importance of meeting state requirements and continues to move this strategy forward within the practical limits of its geography.

E

Barriers EncounteredNo new barriers were introduced during the reporting period of August 1, 2024, to July 31, 2025. The existing ADU ordinance and permitting process remain viable and effective as currently constituted. While minor challenges such as public awareness or case-specific code questions occasionally arise, they have not hindered implementation. The city's approach has remained consistent, supportive, and accessible—ensuring that property owners interested in creating legal, owner-occupied ADUs can do so with minimal difficulty.

F

Barriers to Implementation: Limited Land Availability and Market ConditionsBetween August 1, 2024 and July 31, 2025, Washington Terrace City did not enact new land use regulations or approve mixed-use development proposals. This is not due to a lack of willingness, but rather a reflection of clear and ongoing barriers—specifically, the limited availability of land and the lack of market-driven development interest.Washington Terrace is a fully built-out city, encompassing just over two square miles, with few vacant or redevelopable parcels. This geographic constraint significantly limits the city's ability to initiate or incentivize new mixed-use or moderate-income housing developments, despite a strong internal commitment to support such projects.Recognizing these limitations, City staff and leadership reviewed all current land use opportunities to identify any realistic paths forward. We remain committed to being fully compliant with the State's Moderate Income Housing goals and are prepared to work with any property owners or developers interested in compatible infill or redevelopment proposals.To further illustrate our unique constraints, city leaders met directly with state legislators to provide firsthand context regarding Washington Terrace's land use limitations. These discussions were productive and met with heightened understanding and awareness of the city's built-out condition and the challenges it presents. These engagements reinforced our commitment to compliance and transparency, and they helped establish a collaborative tone for future dialogue between the City and the State.Despite the barriers, Washington Terrace continues to maintain a cooperative and responsive posture, prepared to review and facilitate mixed-use development opportunities as they arise. We view such projects as valuable to the city's long-term vitality and will continue working within our constraints to support the intent and spirit of moderate-income housing initiatives.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

During the reporting period, the local housing market did not have a significant impact—either for or against—the City's efforts to implement this strategy. While market conditions influence development trends in many communities, Washington Terrace's situation remains unique due to its built-out nature and limited land availability.Neutral Market Influence:No Increase in Development Pressure: There was no observable market-driven push for new moderate income housing projects within Washington Terrace. Despite regional growth and ongoing housing needs across Weber County, no developers brought forward qualifying proposals that would activate the higher-density zoning already available in the City.No Market-Based Resistance: At the same time, the City did not face any market resistance or backlash against the zoning strategy. The community has not experienced public opposition or investor withdrawal due to the moderate income housing plan, and the zoning framework remains intact and ready to support future development.Stable Interest but No Direct Action: While City staff remained available to support developers and respond to inquiries, the market did not independently trigger any rezoning requests or development proposals tied to moderate income housing during this time frame.Conclusion:The market remained neutral in its impact on Strategy A implementation during this reporting period. The City has not seen a measurable effect from market forces to either accelerate or hinder the plan's execution. Washington Terrace remains prepared—with zoning and processes in place—to support moderate income housing if and when market interest aligns with available land and developer initiative.

E

Market Impact on ADU ImplementationDuring the reporting period, Washington Terrace City did not experience any significant market-driven changes affecting the implementation or demand for accessory dwelling units (ADUs). Housing market conditions—such as interest rates, construction costs, or rental demand—did not result in a noticeable increase or decrease in ADU applications. The number of inquiries and permit requests remained steady, suggesting that market fluctuations have not been a determining factor in residents' decisions to pursue ADUs. Instead, interest in ADUs has continued to be shaped more by individual homeowner needs and the clarity of the city's permitting process than by broader economic trends.Please refer to the map and documentation of existing conditions and buildout.

F

The market has not responded in a way that has led to the development of new mixed-use or moderate-income housing projects in Washington Terrace during the reporting period of August 1, 2024 to July 31, 2025. No new units have been permitted or entitled, no rezones have been requested, and no properties have been subject to deed restrictions or redevelopment-related displacement.Washington Terrace remains largely built out, with very limited land available for new development or substantial redevelopment. While the City has reviewed its land use

inventory and remains fully open and willing to support mixed-use or higher-density projects, the development community has not engaged with or responded to the limited opportunities the City currently offers. As a result, no market-driven activity has occurred to advance this strategy during the reporting period.Despite the lack of market response, the City continues to demonstrate its commitment to being compliant with state Moderate Income Housing goals. This includes engaging with state legislators to provide context for the City's unique development constraints and reaffirming our readiness to support viable projects should market interest emerge in the future.

7. **Links to supporting documentation** *(Optional)*

A

https://washingtonterrace.gov/index.asp?SEC=4EA1E78F-F2D2-4DA3-8756-F0E10BE7CDED&DE=7A33FE28-1DE0-4CA4-8DFA-7B57B6DB4332

E

https://washingtonterrace.gov/index.asp?SEC=4EA1E78F-F2D2-4DA3-8756-F0E10BE7CDED&DE=7A33FE28-1DE0-4CA4-8DFA-7B57B6DB4332

F

chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://washingtonterrace.gov/uploads/dm/25235/ModerateIncomeHousingTables2025.pdf

Attachment to supporting documentation *(Optional)*

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F

FEEDBACK & RECOMMENDATIONS

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

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)*

Washington Terrace City is fully committed to supporting the goals of Utah's Moderate Income Housing program. However, our city operates under unique structural and demographic limitations that significantly impact our ability to drive new housing development—particularly for moderate-income or mixed-use projects.Approximately 70% of the existing housing stock in Washington Terrace already qualifies as Moderate Income Housing. This high percentage reflects our long-standing commitment to affordability and housing access for working families, seniors, and individuals with fixed incomes. As a result, Washington Terrace already provides a disproportionately high share of the region's moderate-income housing relative to our size and land capacity.This housing profile is mirrored in our community demographics. A significant portion of our residents are classified as low-to-moderate income (LMI), and this has real, measurable impacts on our local institutions. For example, our local elementary school is designated as a Title I school, meaning that a substantial percentage of its students come from economically disadvantaged households. This designation brings additional challenges and responsibilities to educators, city services, and families—ranging from food and housing insecurity to the need for additional academic and emotional support.In short, Washington Terrace is already carrying a meaningful share of the social and economic responsibilities associated with housing LMI populations.Over the past year, the City has taken multiple steps to demonstrate its continued commitment, including:Conducting a full review of land use and redevelopment opportunities.Maintaining zoning flexibility to allow for mixed-use or higher-density development.Meeting directly with State legislators to communicate our constraints and raise awareness.Despite this readiness, the private development market has not responded. There have been no applications for mixed-use or affordable projects, primarily because the City is fully built-out with very few parcels available for new development or redevelopment. The market's lack of response is not due to a lack of City support—it is the result of limited physical space, low turnover of property, and modest regional growth pressure.To help cities like Washington Terrace be effective partners in statewide housing goals, we respectfully request that the State:Recognize when a community already exceeds Moderate Income Housing benchmarks.Account for land availability, demographic impact, and service burdens—particularly on schools and infrastructure.Provide flexibility in how compliance is evaluated for built-out communities.Offer technical or funding support for small-scale infill, redevelopment planning, or creative housing partnerships.Washington Terrace is doing what it can with the resources, land, and market conditions it has. With continued understanding and partnership

from the State, we can work toward practical, community-scaled solutions that reflect our shared values and realities.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Weber County

Who is filling out this report?
Charlie Ewert
Principal Planner
cewert@webercountyutah.gov
801-399-8763

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://frontier.co.weber.ut.us/p/Project/ViewFile?ProjectDocumentId=75217

Link to general plan, moderate income housing element:
https://frontier.co.weber.ut.us/p/Project/ViewFile?ProjectDohttps://frontier.co.weber.ut.us/p/Project/ViewFile?ProjectDocumentId=75217cumentId=75217

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded. A slightly older version of shapefiles can be found here under the "planning layers" here: https://www.webercountyutah.gov/GIS/gizmo2/index.html

When did the last zoning map or text amendment occur?
1-Jul-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
24,049

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.
NA

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.**
NA

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.**
14,408 units have received will-serve letters. However, "will serve" does not necessarily mean infrastructure is complete. It often means the entity has the ability to serve the project as long as developer completes all proposed/required 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.
In Western Weber, sewer service is currently a barrier for approximately 100 entitled units. Adjacent municipalities are trying to control unincorporated area growth by denying access to their infrastructure. In the next year, access to power services will likely become an issue. In the Ogden Valley, both sewer and water services are barriers. For water, existing water companies are attempting to control growth by denying access to their private systems. New large community water systems are having a hard time getting wells approved by the state due to their impact on aquifer resources in proximity to other existing large community wells. Unless Ogden City is willing to share the water resources being pumped from the valley's aquifer, treatment of surface water is the only likely option, and cost is the barrier in that respect. For sewer, the community is likewise denying access to services in an attempt to control growth. Several developers are currently studying the feasibility of creating a new water and sewer service or building infrastructure to the Wasatch Front to gain access to these services.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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 since beginning of tracking (2021)
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
11

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

E

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G

S

V

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

E

"The County will begin tracking the number of building permits issued for internal and detached accessory dwelling units in 2022 and report on those numbers each year beginning with the 2023 report. The County will also revise the fees associated with the permits required for all accessory dwelling units. This fee reduction will be considered for the 2024 fee schedule year."

F

The County will continue to encourage low- to moderate-income housing within or near established cities, towns, and village areas, which will allow for the further development of higher density nodes. In 2023, the County will adopt measures to change zoning laws to allow for this development to occur. In 2024, the properties affected by these zone changes and new laws will be measured and accounted for, and in years 2025-2027 reporting, the County will demonstrate the effectiveness of these policies and plans by showing the increase of affordable housing units across the County.

G

The County is making progress on both strategies F and G at the same time. Please refer to the detail for strategy F for the baseline explanation of this strategy G.

S

The County has already begun a conversation around ordinance changes that will support TDRs. It is anticipated that the County will adopt new regulation in the spring of 2023 and will report on actions taken. Subsequent years' (2024 through 2027) reporting will include specific information regarding how many units were developed in higher-density areas as a result of the TDRs and further actions taken by the County.

V

Weber County will continue to work with communities within the County to provide walkable communities and develop local urban centers. As noted in previous implementation plan timelines, the County will report on efforts to develop higher-density areas as a result of TDRS and the number of units that were created. In 2023, the County will adopt measures to change zoning laws to allow for this development to occur. In 2024, the properties affected by these zone changes and new laws will be measured and accounted for, and in years 2025-2027 reporting, the County will demonstrate the effectiveness of these policies and plans by showing the increase of affordable housing units across the County.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

E

The County continues to track accessory dwelling unit building permits annually. In one of our larger developments (1,000 units) the master developer has opted to offer the installation of internal accessory dwelling units as an add-on package. Based on the ordinance adopted in a prior year as a result of this strategy, Weber County is not counting an accessory dwelling unit against their total allowed density. Weber County also cooperated with Master Developer to help ease the administrative challenges of permitting an SFD and ADU separately by allowing them to be reviewed and permitted together. In doing so, despite the inclusion of an ADU, Weber County is has only pursued one SFD impact fee instead of one for each dwelling unit.

F

The County continues to progress toward the creation of village centers that are capable of supporting both low- and moderate-income households. Over the last year, Weber County revised development standards for all residential zones, and engaged in meaningful progress with developers of two very large master planned projects which both include significant commercial, multi-family, and mixed residential opportunities in higher density future town centers. While one of these developments was already supported by the general plan, Weber County revised the plan specifically to support the other. The County further supported developments and development agreement amendments to better support the creation of mixed use villages.

G

While there is not currently any long range UDOT or UTA plans for major transit investment corridors in the unincorporated area of Western Weber, in 2022 the County adopted an ambitious growth plan that includes at least one. In support of this planned corridor and at the behest of Weber County, the previously referenced proposed 1,400 acre, 13,200 unit development, likely to be approved this month, includes mixed use commercial villages surrounding two separate future proposed transit stations. If adopted as currently negotiated, this development will reserve nearly two miles of corridor adjacent to the Union Pacific Railroad for future BRT or light rail opportunities. Working with the developer, planning staff, the planning commission, and the county commission have each supported high density housing and commercial opportunities around these stations.

S

After adopting a TDR program for the Ogden Valley the county has recorded several transfers. None have yet materialized in construction.

V

The progress Weber County is making with large master planned development and the creation of village centers is highlighting the interrelatedness of strategies F, G, S, and V when implemented using best practices. As documented in our reporting for strategies F, G, and S, strategy V is being accomplished by planning for higher density, walkable, and community resource-rich urbanized areas. The County is a little behind expected schedule, as the properties being master planned are just about to receive approval when we anticipated that approval would have occurred by now. The residential zone's update was not implemented until late 2024 instead of 2023 as was originally planned. Consequently, we must delay the reporting on and tracking of this progress to next year.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

E

No specific new land use regulation, just implementation of that which was previously adopted. The land use decisions made are the land use permits issued as part of the building permit review process.

F

In November, Weber County adopted new development standards for all residential zones. The revision was intended to help modernize the zones, embrace zoning reform, allow more market innovation, and stimulate more mixed residential developments that provide a wide variety of housing options. The revisions included a new multi-family stacked zone and increase floor area ratios to enable much higher densities in zones that have been or will soon be placed near the

planned commercial centers reported to the Wasatch Front Regional Council. In December, Weber County adopted a revised future land use map for the Western Weber Planning Area to provide for a 500-acre master planned mixed use community. The community is intended to create several neighborhood village nodes around which higher density housing opportunities will thrive - including, at the County's behest, accommodations for moderate-income housing. The County has engaged in meaningful development agreement negotiations with two developers proposing large master-planned communities. One is 1,400 acres, with a proposed 13,200 dwelling units, the other is a little over 500 acres with a proposed 3,000 dwelling units. Both are slated for a final rezone decision by the county commission this month (Aug/25). The County has also engaged in discussions with another developer of property within a planned village node in the Ogden Valley. The planning commission recently passed a positive recommendation to the county commission for a development agreement amendment that will further provide for the proposed mixed-use residential and commercial village.

G

No formal/final decision has been made on this proposal yet, but it is expected to come this month. The planning commission has formally given the county commission a positive recommendation for it.

S

The county recorded 184 TDR transfers and/or registrations during this reporting period. At least 179 have resulting in an actual transfer. The units moved residential dwelling unit rights from farm-fields and the benches into a centralized planned village node called Eden Crossing. The Eden Crossing rezone was approved in 2023. These units will add to the density of that development in order to help facilitate higher density village areas that are more capable of supporting (and stimulating the market for) moderate-income housing. When approved, this development was required to reserve at least 10 percent of its density for moderate-income housing, and construct and integrate it into the overall project.

V

As more specifically provided, the County has been in ongoing negotiation with two developers of large master planned communities over the last year. Success thus far includes the update to the County's residential zones, and the revision of the general plan's future land use map to facilitate the proposed master plans.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

E

Adjusting internal administrative reviews and fee collection to lessen the hoops for the applicant.

F

Staffing resources to accommodate the rapid growth.

G

None

S

Lack of community support. As a result of the Eden Crossing rezone and development agreement approval, the Ogden Valley community voted to incorporate. Many report that they favor incorporation in order to eliminate or otherwise inhibit this development a

V

Shortage in staffing resources has delayed the expected timeline.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

E

Given the low volume of ADUs in proportion to SFD permits being issued, the market does not appear to be embracing ADUs in the manner initially hoped despite lessening regulatory and administrative barriers.

F

Each of these actions are being supported by a developer in response to existing and potential market support.

G

This action has been completely market-driven by the developer. In negotiations, the county and developer have engaged in good-faith negotiations to help facilitate innovative market outcomes whilst still providing community predictability.

S

While TDRs are not proving to be universally marketable between separate owners due to the lack of community support for incentivizing transfers, the developer of the above mentioned Eden Crossing development has made some headway by transferring from other properties already in his ownership. He has found success in selling the larger viewshed lots on the benches for greater value than would otherwise be possible if the property was subdivided to accommodate the transferred units.

V

Like strategies F, G, S, this strategy is being completely market driven by motivated developers.

7. **Links to supporting documentation** *(Optional)*

E

F

G

S

V

Attachment to supporting documentation *(Optional)*

E

F

G

S

V

FEEDBACK & 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,Education on partnering with nonprofit organizations or housing authorities,Other (Please specify)

Automation of census data gathering specific to this subject.

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)*

Well done on this reporting site! It seemed to really simplify the task.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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@wbcityut.gov
801-292-4486

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://cdn.townweb.com/wbcityut.gov/wp-content/uploads/2025/06/Res.-570-25-General-Plan-Update-for-Moderate-Income-Housing.pdf

Link to general plan, moderate income housing element:
https://westbountiful.municipalcodeonline.com/book?type=plan#name=6.4_Tools_And_Implementation_Strategies

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

E

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J

For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

E

1. Adopt General Plan goals. Begin research for a detached ADU ordinance (2025)2. Create a draft detached ADU ordinance for review by the Planning Commission and City Council (2026)3. Consider adoption of a detached ADU pilot program ordinance (2027)4. Conduct public information campaign and monitor progress in terms of permits issued (2028)5. Consider extending the detached ADU program to additional zones or lot sizes (2029)

D

1. Adopt General Plan goals. Begin research on the fees that could be reduced through City Council modification to fee schedule (2025)2. Adopt graduated fee reductions for moderate-income housing projects (2026)3. Conduct public information outreach. Monitor and track use of fee reduction program (2027)4. Consider adopting second set of graduated fee reductions for moderate-income housing projects (2028)5. Monitor progress and re-evaluate if needed (2029)

J
1. Adopt General Plan goals. Review ordinances where affordable housing could be encouraged (2025)2. Consider update to the PUD code to provide a density bonus for projects that include affordable housing (2026)3. Consider updates to the Housing in Certain Commercial Areas (HCCA) overlay code to increase housing density bonuses for projects that include affordable housing (2027)4. Review and consider additional zoning incentives such as additional flexibility in setbacks and parking in the PUD and HCCA codes (2028)5. Monitor progress and re-evaluate if needed (2029)

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://westbountiful.municipalcodeonline.com/book?type=ordinances#name=Official_Zoning_Map

When did the last zoning map or text amendment occur?
4-Mar-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
37

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.
NA

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.**
NA

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.**
NA

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 have not shared specific reasons with the city.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
Building permits and ADU application/agreement

Total known number of Accessory Dwelling Units recorded as of the report submission date:
23 (as the city does not requires licensing for on-going ADUs and has no way of tracking what residences sublet as an ADU, the actual amount ishigher.)

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
NA

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
1 - ADU agreement

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

U

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

U

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 of2023. 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.

H

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

L

Steps and Implementation Timeline: 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

E

1. Adopt General Plan goals. Begin research for a detached ADU ordinance (2025)2. Create a draft detached ADU ordinance for review by the Planning Commission and City Council (2026)3. Consider adoption of a detached ADU pilot program ordinance (2027)4. Conduct public information campaign and monitor progress in terms of permits issued (2028)5. Consider extending the detached ADU program to additional zones or lot sizes (2029)

D

1. Adopt General Plan goals. Begin research on the fees that could be reduced through City Council modification to fee schedule (2025)2. Adopt graduated fee reductions for moderate-income housing projects (2026)3. Conduct public information outreach. Monitor and track use of fee reduction program (2027)4. Consider adopting second set of graduated fee reductions for moderate-income housing projects (2028)5. Monitor progress and re-evaluate if needed (2029)

J

1. Adopt General Plan goals. Review ordinances where affordable housing could be encouraged (2025)2. Consider update to the PUD code to provide a density bonus for projects that include affordable housing (2026)3. Consider updates to the Housing in Certai

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

U

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.On August 22, 2024, WFRC adopted a resolution certifying that West Bountiful City is in compliance with the applicable statutory requirements related to station area plans.

H

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.This goal was substantially completed in the previous period. Based on this, the city began the process of adopting new goals.

L

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. It had previously adopted a code amendment on June 20, 2023 to eliminate Park impact fees related to moderate income housing. This goal is now substantially complete for non-enterprise fund impact fees. Based on this, the city council adopted a General Plan amendment in 2025 to set new goals.

E

The planning commission engaged with contracted professional planners to review UCA 10-9a-403 and the associated goals that could be most effective in West Bountiful.After several meetings with both the planning commission and city council, the Council adopted a resolution amending the general plan to add this goal. In accordance with the goal and its timeline, city staff has begun researching issues specifically related to detached accessory dwelling units, and the planning commission has held one meeting to discuss how to move forward.

D

The planning commission engaged with contracted professional planners to review UCA 10-9a-403 and the associated goals that could be most effective in West Bountiful.After several meetings with both the planning commission and city council, the Council adopted a resolution amending the general plan to add this goal.In accordance with the new goal, staff has begun making a list of fees that could potentially be reduced using general fund subsidies.

J

The planning commission engaged with contracted professional planners to review UCA 10-9a-403 and the associated goals that could be most effective in West Bountiful.After several meetings with both the planning commission and city council, the Council adopted a resolution amending the general plan to add this goal.In accordance with the goal, staff has begun researching applicable sections of city code. Staff has also had preliminary discussions with land owners/developers about their willingness to provide moderate income units based on zoning incentives.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

U

On August 22, 2024, WFRC adopted a resolution certifying that West Bountiful City is in compliance with the applicable statutory requirements related to station area plans. This was based on a feasibility study that clearly showed that the station area plan is not practicable in this location.

H

This goal was substantially completed in the previous period. Based on this, the city began the process of adopting new goals.

L

This goal is now substantially complete for non-enterprise fund impact fees. Based on this, the city council adopted a General Plan amendment in 2025 to set new goals.

E

After several meetings with both the planning commission and city council, the Council adopted a resolution amending the general plan to add this goal.

D

After several meetings with both the planning commission and city council, the Council adopted a resolution amending the general plan to add this goal.

J

After several meetings with both the planning commission and city council, the Council adopted a resolution amending the general plan to add this goal.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

U

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.

H
The most significant barrier has been a lack of property-owner interest in new housing in areas where parking reductions have been instituted.

L
None.

E
The city was deliberate in reviewing the goals outlined in UCA 10-9a-403. The city also closely monitored the 2025 legislative session to be aware of any potential changes to these options. This limited the time and resources that the city had to adopt t

D
The city was deliberate in reviewing the goals outlined in UCA 10-9a-403. The city also closely monitored the 2025 legislative session to be aware of any potential changes to these options. This limited the time and resources that the city had to adopt the general plan goals and make progress towards them.

J
The city was deliberate in reviewing the goals outlined in UCA 10-9a-403. The city also closely monitored the 2025 legislative session to be aware of any potential changes to these options. This limited the time and resources that the city had to adopt the general plan goals and make progress towards them.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

U
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.

H
The city is not aware of any changes or market responses to date.

L
To date, no development has requested or shown interest in waiving park or roadway impact fees for moderate income housing projects.

E
To date, there seems to be considerable interest from residents towards the concept of allowing detached accessory dwelling units.

D
To date, no developers have approached the city with information about how construction related fees are impeding the construction of moderate income housing.

J
Two large land owners have responded differently to the idea of providing moderate income units for zoning incentives. One land owner is open to the idea, and the other is resistive. The city will continue discussions with both, as well as research on how the zoning incentives could be implemented.

7. **Links to supporting documentation** *(Optional)*

U
https://cdn.townweb.com/wbcityut.gov/wp-content/uploads/2024/07/Res.-559-24-Station-Area-Plan-1.pdf

H

L

E
https://cdn.townweb.com/wbcityut.gov/wp-content/uploads/2025/06/Res.-570-25-General-Plan-Update-for-Moderate-Income-Housing.pdf

D
https://cdn.townweb.com/wbcityut.gov/wp-content/uploads/2025/06/Res.-570-25-General-Plan-Update-for-Moderate-Income-Housing.pdf

J
https://cdn.townweb.com/wbcityut.gov/wp-content/uploads/2025/06/Res.-570-25-General-Plan-Update-for-Moderate-Income-Housing.pdf

Attachment to supporting documentation *(Optional)*

U
F_3EPVqMGFQfeqsoq
WFRC resolution West Bountiful signed.pdf
400002
application/pdf

H

L

E

D

J

FEEDBACK & 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,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)*

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

West Haven city

Who is filling out this report?
Stephen Nelson
Community Development Director
stephenn@westhavencity.com
435-720-3543

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://cms3.revize.com/revize/cityofwesthaven/Documents/Departments/Community%20Development/Information/13-2024%20Resolution%20MIH.pdf

Link to general plan, moderate income housing element:
https://cms3.revize.com/revize/cityofwesthaven/Documents/Departments/Community%20Development/Information/MIH%20plan.pdf

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
18-Jun-25

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
3737.42: This includes parcel of property that are zoned for development, but do not have any subdivision or other development approvals, and property approved for development. There likley would be less units since most developments don't max out their d

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 any active overlay zones in the City at the time of this 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.**
3737.42 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.**
340: This includes 144 apartments, 62 Townhomes, and 134 single family homes. The majority of these are within developing subdivision.

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 of our centers and mixed-use areas lack access and other necessary infrastructure, which poses difficulties during development. There is a river that runs along the north side of town, with only one crossing at major highways and I-15. For example, we have a parcel of land with a Development Agreement that would allow 136 apartments, but they are struggling with access, stormwater, and floodplain issues. We have another mixed-use property adjacent to this one, which is zoned for up to 1,050 units (about 35 acres, with a maximum of 30 units per acre), and requires a second access to facilitate development. The main barrier is that the primary access is off UDOT Highway 2100 S, on the south, and I-15 bounds the area on the West, a river on the north, and a river on the east. Any development of this property would require additional infrastructure and the construction of a bridge over the river. On the other side of I-15, there is an area with a significant mixed-use development in its final phases. However, adjacent properties that are also zoned for mixed-use will need to consider improving access to the site

for further development. The Planning Department has identified these areas as possible candidates for funding to support further study and review.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
We currently don't have any active developments within an overlay zone. We have mixed-use developments that have Development Agreements, such as Green Farm, which has 117 total units remaining but has not started construction on them as they are finishing other phases. We also have some older developments that have one or two lots still available scattered throughout town.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? *(select one)*
Other
We do require a ADU permit (with no fee attached), but mostly find them by way of building permit.

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, 2024 and July 31, 2025:
2

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
2: We don't require a licenses to rent an ADU, but do require an ADU permit.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

G
I
L
H
Q

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

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.This is an ongoing strategy. Strategy 1: The City will create an ordinance which clearly defines mixed-use boundaries/sub-areas and what housing densities are allowed within each sub-area. Completion Timeline: The City created this ordinance in 2023 and has several active developments within our Mixed Use Areas. Under our current mixed-use areas, there could be a possible 1831 additional units. There are dozens of homes currently being built, and about 96 units that could be issued a building permit today. See West Haven City Code § 157.311. This furthers the strategy by providing additional housing options and types throughout the City. Generally, these are located closer to jobs and other services, allowing owners more transportation options. Strategy 2: The City will create an ordinance that clearly defines the site development standards for commercial overlay within a Mixed Use Zone. This is completed. Completion Timeline: The ordinance was adopted in 2023. See West Haven City Code § 157.310-§ 157.315. This section outlines the implementation of a mixture of residential and commercial areas. This helps further the strategy by bringing needed commercial services closer to where residents live, potentially allowing them to have fewer vehicles or fewer vehicle trips.

I

Strategy I: Amend land use regulations to allow for single room occupancy development.OngoingStrategy 1: The City will ensure that multi-family development may have single room occupancy units in their projects.Completion: The ordinance allowing for single-room occupancy in mixed-use zones was approved in May 2024. Ord 16-2024 (attached).

L

Strategy L: Reduce, waive, or eliminate impact fees related to moderate income housing.OngoingStrategy 1-The City will examine the feasibility of providing a credit against certain impact fees for moderate income housing projects. Timeline: The City adopted ordinance 12-2024 (attached), which amended the "impact fee ordinance to allow an exemption or elimination for moderate income housing". The ordinance allows the City to waive impact fees for moderate income housing.

H

Strategy 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;OngoingStrategy 1. Require Developers to submit parking study if they are requesting reduced parking in multi-family development. Completion: The city ordinance allows the Planning Commission to adjust minimum parking requirements "based on accepted engineering principles, unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner, or to such a degree, that such adjustment is equitable and warranted." § 157.634 ADJUSTMENT FOR UNUSUAL AND UNIQUE CONDITIONS.Strategy 2- Create an ordinance dictating that the number of required parking stalls in multi-family projects will be based on the number of bedrooms as opposed to the number of units. Completion: The city approved Ordinance 07-2023 (approved on April 5, 2023), which created a new parking table that changes the parking requirements for multi-family units on a per-bedroom basis. Lowering the parking requirements for studio and single bedroom units from 1.75 to 1 parking space per unit plus 10% for guest parking. This impacts affordable housing because the majority of these developments are in West Haven's Mix Use Zone, which tends to be closer to public services, commercial areas, trails, the Roy Frontrunner station, and major highways. Strategy 3- Create an ordinance simplifying, where practical, reducing the number of required parking stalls in commercial areas. Completion: The parking table was adjusted for commercial uses in Ord 07-2023. The complete parking table was reevaluated. This impacts housing because a large portion of our future commercial areas are located within mixed-use zones, adjacent to residential or even integrated into residential projects.

Q

Strategy Q (shown as R in West Haven's moderate income housing plan): Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;OngoingStrategy 1-The City will adopt an ordinance eliminating the impact fees for external ADUs's Completion: The approved Ordinance 11-2024 on May 1, 2024, which amended the "impact fee ordinances to exempt and eliminate impact fees for accessory dwelling units". In the past year, the City has not charged impact fees for the two ADUs that

have received building permits. This furthers our goal by reducing the cost of constructing an ADU. We require that each ADU receive an ADU permit in addition to the building permit, which we don't charge for, allowing us better to track the number of ADUs within the City.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

G

The City has worked with developers in the implementation of these developments. As noted above, we have several active developments within West Haven's mixed-use zones. Over the past year, construction has been underway for apartments, townhomes, and single-family homes within these areas. The City has continued to meet and provide assistance to property owners seeking to develop mixed-use property.

I

Single-room occupancy is now permitted within mixed-use projects, which currently comprise all undeveloped multi-family zoned properties within the City. The City has discussed this option with property owners and developers, as questions have arisen about development options in the mixed-use zone.

L

No action has been taken since no "moderate income housing", as defined, has been constructed within that time frame. The City is currently reviewing several of its impact fees, and there have been multiple discussions about the importance of keeping this language in the ordinance with the adoption of new impact fees.

H

Staff used the new parking table to determine the number of parking spaces required in each new development. We have not had new multi-family development proposed within that time frame; however, several commercial facilities, including those within mixed-use developments, have been proposed. The Planning Commission has approved two commercial developments with reduced parking due to provisions within the parking standards in the last year.

Q

The City received two building permits for ADUs, and the City didn't charge them any city impact fees. This helped lower the cost of constructing an ADU for the applicants' property, thereby reducing the overall cost of these housing units. As the City has considered updating specific impact fees, there has been discussion to ensure that we maintain this policy. The planning department has also had discussions about our Detached ADU standards to determine if there

are additional steps or standards that could be eliminated to facilitate further development of detached ADUs.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

G

The City has not made any changes to current code within that time frame. We have also not had any applications for additional development within these areas over the past year. However, we have continued to support developments that are currently under construction by approving infrastructure and building permits. We have also had pre-application meetings with multiple property owners seeking to develop in a mixed-use zone.

I

No additional decision has been made because City has not received any applications. This is an ongoing strategy and the City is waiting for an applicant who would like to implement a development with this type of housing.

L

No additional actions have been taken. There has been internal discussion about the policy and ensuring it is kept in the ordinance with any new impact fee.

H

As mentioned above, no new multi-family development has been proposed within the specified time frame; however, we have reviewed multiple commercial developments under the latest standards. Some of these are connected with mixed-use and multi-family developments, including in the Salt Point Mixed Use Development.

Q

We received two building permits for ADUs for which we did not charge any city impact fees.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

G

The most significant barriers to the strategy are the lack of infrastructure to support some mixed-use areas. Some mixed-use areas are located between a river and a highway, making their development more costly. The City has been working with a select group of property owners to help them overcome these barriers and provide a roadmap for success. The City has approved larger mixed-use developments in recent years, and most of them are still under construction.

I

None. The City has not received any applications since this was implemented, but has informed developers that it is a housing option within the mixed-use zone.

L

None.

H

None.

Q

None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

G

Our mixed-use developments are the City's most compact, offering a variety of housing options. Hundreds of units of all types have been built within the mixed-use zone. The updated strategy has better defined the allowed use and density, providing a more detailed roadmap for developers and property owners. We get more questions regarding properties that are zoned mixed-use because they offer a great variety of development types.

I

None. No applicants have been made.

L

No reaction to the City's knowledge.

H
Generally, in discussion with developers, the change has been favorable.

Q
Those who have applied for ADUs have benefited from the City not charging any impact fees, which has overall lowered the construction cost.

7. **Links to supporting documentation** *(Optional)*

G
https://codelibrary.amlegal.com/codes/westhavenut/latest/westhaven_ut/0-0-0-6609

I
https://codelibrary.amlegal.com/codes/westhavenut/latest/westhaven_ut/0-0-0-6610

L
https://codelibrary.amlegal.com/codes/westhavenut/latest/westhaven_ut/0-0-0-15252

H
https://codelibrary.amlegal.com/codes/westhavenut/latest/westhaven_ut/0-0-0-14214

Q
https://codelibrary.amlegal.com/codes/westhavenut/latest/westhaven_ut/0-0-0-15252

Attachment to supporting documentation *(Optional)*

G
F_3PHrFoJdet7miIr
2025 Zoning Map - ADOPTED 061825.pdf
3579799
application/pdf

I
F_2c2cMVnLwMPqJuy
16-24.pdf
1484206
application/pdf

L
F_2BmQfilF3matVYs
12-24.pdf
836566application/pdf

H
F_1is5NMesNIbXxyt
07-23.pdf
1407686
application/pdf

Q
F_3qqwxz5RBGKCk2e
11-24.pdf
518730
application/pdf

FEEDBACK & 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,Guidebooks for planning and reporting,Education on partnering with nonprofit organizations or housing authorities,Other (Please specify)
What I would like to see is if there are any strategies that are more effective and the results of adoption of certian strateies so we could understand the value and cost of each one.

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 information about best practices for implementation. More caret and less stick.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

West Jordan city

Who is filling out this report?
Larry D Gardner
City Planner
larry.gardner@westjordan.utah.gov
801-569-5067

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

"C:\Users\larry.gardner\OneDrive - City of West Jordan\GENERA~2\PLANNI~1\`USERS~1\-PROJE~1\GENERA~1\2022MO~1\ORDINA~1.PDF"

Link to general plan, moderate income housing element:
https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_genplan/0-0-0-668

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

E
G
T
U

For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

E

Strategy 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. Strategy type One time1.Timeline: Reduce regulations related to internal or detached accessory dwelling units in residential zones by December 31, 2026.a.Measure: Identify regulations that are impeding development of internal and detached accessory dwelling units.i.Complete strategy 2a by December 31, 2025.b.Measure: Draft ordinance text and present to City Council, Committee of the Whole.i.Complete strategy 2b by December 31, 2025.c.Measure: Draft ordinance text.d.Hold Planning Commission public hearing.e.Hold City Council public hearing.f.Adopt ordinance amendment reducing regulations related to internal or detached accessory dwelling units in residential zones.i.Complete measures 2 c-f by December 31, 2026.

G

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.Analysis of Strategy: The current City Center ordinance does not mention the creation of moderate income housing within the CC district. The CC ordinance could be modified to require with any new development in the CC zone that moderate income housing be a percentage of and a component of CC development.Implementation Plan for this Strategy1. Timeline: Modify City Center (CC) land use regulation by December 31, 2026A.Measure: Analyze City Center zone ordinance and determine percentage of and qualifications for new moderate income housing development.B.Measure: Determine how moderate income housing should be integrated into CC zones.i.Benchmark: Complete Measure a and b by December 31, 2025.C.Measure: Identify how new moderate income housing will be subsidized.D.Measure: Analyze potential RDA housing set aside for new moderate income housing development in CC zone.i.Benchmark: Complete measures c and d by May 31, 2026.E.Measure: Start process to amend CC zone language.F.Hold Planning Commission public hearing(s).G.Hold City Council public hearing(s).i.Benchmark: Complete measures e through g by October 31, 2026H.Measure: Final revisions.i.Benchmark adopt by December 31, 2026.

T

(V) Strategy 10-9a-403(2)(b)(iii) (T) Develop a moderate income housing project for residents who are disabled or 55 years old or older;Analysis of Strategy: This strategy will analyze and possibly build a moderate income housing development, possibly on city owned property. 1.Timeline: Complete MIH project by May 31, 2031a.Measure: Identify potential locations.b.Measure: Identify potential funding sources.c.Measure: Identify and interview potential partners.i.Benchmark: Complete measures a, b and c by May 31, 2026.d.Measure: Determine development partners.e.Measure: Determine city involvement in MIH project.f.Measure Determine funding sources.i.Benchmark: Complete measures d through f by December 31, 2026.g.Measure: Analysis of proposed land uses and utility constraints with each MIH project.h.Measure: Analysis of proposed connectivity improvements.i.Measure: Analysis of proposed MIH residential density of each MIH project. i.Benchmark: Complete measures g through i by December 31, 2027.j.Measure: Develop concept plan and make necessary revisions.k.Measure: Entitlement process.l.Measure: Amend land use map.m.Measure: Amend zoning map.i.Benchmark: Complete j through m by December 31, 2028.n.Measure: Preliminary plan completion and review.i.Benchmark: Complete by July 31, 2029.o.Measure: Final plan and revisions.i.Benchmark approval by December 31, 2029.a.Measure: Construction phase.i.Benchmark: Construction complete by May 31, 2031.

U

(V) Strategy 10-9a-403(2)(b)(iii) (U) Develop and adopt a station area plan in accordance with Section 10-9a-403.1. Analysis of Strategy: This is a requirement of state law because West Jordan has six TRAX stations. Planning has been done in the past in all station areas and the new plans will update and identify needed changes.1.Timeline: Adopt four station area plans by December 31, 2025. (Complete)a.Measure: Identify the four station areas to be planned.1.Task:

Apply for Technical Assistance by July 15, 2022 (Complete)b.Measure: Complete existing conditions analysis of the four station areas.i.Benchmark: Complete Measure a and b by August 31, 2022. (Complete)c.Measure: Identify stakeholders.1.Task: Identify stakeholders by July 1, 2022 (Complete)d.Interview Stakeholders.1.Task: Interview stakeholders by December 31, 2022 (Complete)e.Meet with adjacent jurisdictions.1.Task: Meet with adjacent jurisdictions by August 1, 2022(Complete)f.Hold public meetings.i.Benchmark: Complete measures c through f by December 31, 2023. (Complete)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 station area, including moderate income housing.i.Benchmark: Complete measures g through i by July 31, 2024.(Complete)j.Measure: Concept plan and revisions.i.Benchmark: Complete measure j by December 31, 2024. (Complete)k.Measure: Preliminary plan completion and review.i.Benchmark: Complete by July 31, 2025(Complete)l.Measure: Final plan and revisions.i.Benchmark adopt by December 31, 2025. (Complete)2.4th Station Area Plan adopted in accordance with Section 10-9a-403.1 March 25, 20253.Revised Timeline: Adopt the fifth and sixth Station Area Plan by December 31st 2026.a.Measure: Identify the fifth and sixth station areas to be planned.i.Task: Apply for Technical Assistance by May 1, 2025 (Done)b.Measure: Identify Stakeholders.i.Task: Identify Stakeholders by July 1, 2025c.Measure: Interview Stakeholders.i.Task: Interview Stakeholders by August 1, 2025d.Measure: Hold Public Meetingsi.Task: Complete by March 1, 2026e.Measure: Analysis of Proposed Land Use in Each Station Areaf.Measure: Analysis of proposed connectivity improvementsg.Measure: Analysis of proposed residential density in each station, area, including moderate income housingi.Benchmark: Complete measures e through g by December 1, 2025h.Measure: Concept Plan and revisionsi.Task: Complete by July 31, 2026i.Measure: Final Plan and Revisions adopted by City Councili.Task: Complete by December 31, 2026

ZONING MAP

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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.

Uploaded

When did the last zoning map or text amendment occur?

25-May

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
8426

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.
950

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.**
7998

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.**
8426

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 notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, 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

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
110

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
35

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
110

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A
B
F
J
M
O
T
V

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

Strategy 10-9a-403(2)(b)(iii) (A) Rezone for densities necessary to facilitate the production of moderate income housing. Strategy type ongoing.Analysis of strategy: The Interchange Overlay Zone (IOZ) was adopted in December 2020 by the City Council and is a tool that the city can use to create compatible neighborhoods adjacent to the Mountain View Corridor. The reason the IOZ was adopted was to create more desirable development patterns adjacent to the Mountain View Corridor and to support residential uses and densities anticipated by the General Plan. The IOZ ordinance allows the City Council the discretion to set the density for the properties located in the IOZ, after receiving recommendation from the Planning Commission. The IOZ is a perfect tool to create additional moderate income housing in the City because of anticipated increased densities and because the use and density can be controlled by a master development agreement mandating a certain percentage of the development, as determined by the Council, be developed as moderate income housing.Implementation Plan for this Strategy 1. 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. F. Meet with property owners to determine feasibility. i. Benchmark: Complete measure f by March 31, 2024. 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 October 31, 2025. (Strategy amended by West Jordan City Council adopting Ordinance 25-24 on June 10, 2025. Ordinance Attached)(Land use map amended by West Jordan City Council adopting Ordinance 25-26 on June 24, 2025. Ordinance Attached) 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 October 31, 2025.(Master Development Agreement approved by West Jordan City Council adopting Ordinance 25-25 on June 24, 2025. Ordinance Attached) J. Measure: Start process to rezone areas to IOZ. K. Hold Planning Commission public hearing(s). L. Hold City Council public hearing(s). i. Benchmark: Complete by July 31, 2025(Zoning Map amended by West Jordan City Council adopting Ordinance 25-25 on June 24, 2025. Ordinance Attached) M. Measure: Final revisions. i. Benchmark adopt by December 31, 2025. N. Measure: Record plat for first IOZ development i.Benchmark: June 1, 2026(Strategy amended by West Jordan City Council adopting Ordinance 25-24 on June 10, 2025. Ordinance Attached)

B

Strategy 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 type on-going.Analysis of Strategy: West Jordan City is actively expanding its water and sewer infrastructure. Two new water reservoirs will serve Dry Creek and the housing associated with the Southwest Quadrant. Dry Creek Highlands has a master development agreement that requires between 5% and 10% of the unit count to be moderate income housing. A component of the Southwest quadrant will be for “workforce” housing, housing that will be in the moderate income range. Both development areas are in the beginning phases of construction in 2022 and will be under development for the next twenty plus years. The investment in new water and sewer infrastructure will serve the moderate income component of both developments for the foreseeable future.Implementation Plan for this Strategy 1. Timeline: Demonstrate nexus by July 31, 2024. i. Benchmark: If feasible, establish nexus and potential rehabilitation of and/or the creation of MIH by July 31, 2024.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, Terrane 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.a.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 3 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 and Terraine a mix use community 675 acres in are at the northwest portion of West Jordan. All 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. All of these areas are on the west side of the city where water infrastructure is currently lacking, but actively being developed, the exception is Terraine where water and sewer are adequate and are provided by Kearns Improvement.West Jordan City water Pressure Zones 5, 6 and 7 cover both Jones Ranch and the SWQ 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 Jrdan 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.b.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.c.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, Terraine and the Southwest Quadrant while the improvements will service not only 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 and Terraine are 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 170 building permits have been issued with 4 units being in the moderate income range. Neither Jones Ranch as a whole nor the moderate income hosing would be constructed without investment in critical infrastructure. The Southwest Quadrant and Terraine 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. d.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.

F

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.Analysis of Strategy: The Residential Overlay District (ROD) is a tool that the city can use to promote and facilitate the redevelopment of large, underutilized, retail commercial properties with an influx of new residential and mixed-use development. The purpose of the ROD is to promote and maintain the viability of commercial retail shopping areas. The ROD will also reduce traffic congestion, air pollution and commutes to already existing shopping and entertainment areas. It is the intent of these districts to generally:• Encourage flexibility in the redevelopment and reinvestment in retail and entertainment based properties.• Encourage the use of innovative approaches to redevelopment that utilize sustainable development practices.• Encourage and promote pedestrian activity and reduce vehicle miles traveled. This goal includes consideration of off-site activities.• Facilitate the redevelopment, and use of properties in West Jordan where public infrastructure is already in place.• The ROD is not intended as a development tool on undeveloped property. However, the ROD may be overlayed on remnant properties that currently exist within retail and entertainment developments that were intended to be but have not been developed in SC-2 and SC-3 Zones.The residential density in the ROD shall be a minimum of forty five (45) dwelling units per acre up to a maximum of seventy five (75) dwelling units per acre. Density is a function of site, landscaping and parking requirements.A minimum moderate income housing percentage should be required at entitlement and enforced through a

master development agreement.Implementation Plan for this Strategy 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. Land use map amendment approved by Ordinance 24- 55 on December 4, 2024. Ordinance 24-55 attached. H. Measure: Determine if master development agreement (MDA) is required prior to rezone to ROD. I. Measure: Identify components of MDA. i. Benchmark: Complete measure h and i by December 31, 2024.It has been determined that development on the property will require a master development agreement because of utility constraints and because development in the Residential Overlay District requires an MDA. However, discussion points for the MDA could not be determined because the property owner is no longer interested in developing the site. This strategy is being replaced as described in Ordinance 25-24 which is attached. 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.West Jordan City will not be rezoning the property because the property owner is no longer interested in developing the site. This strategy is being replaced as described in Ordinance 25-24 which is attached.

J

Strategy 10-9a-403(2)(b)(iii) (J) Implement zoning incentives for moderate income units in new developments. Strategy type ongoing.Analysis of Strategy: The city is currently in process to adopt the Integrated Housing Ordinance (IHD). This proposed ordinance will allow a density increase in the overall development if the applicant agrees to construct moderate income housing. The ordinance requires a minimum of 3% of the project be moderate income housing and allows the density increase beyond the minimum. The integrated housing ordinance requires integration of multi-family with single family units. Any development using the IHD will be new development up to 90 acres in area.Implementation Plan for this Strategy 1. Timeline: Implement Integrated Housing Ordinance (IHD) by December 31, 2024. A. Adopt Integrated Housing Ordinance. i. Benchmark: Complete measure a by September 30, 2022. B. Measure: Identify the areas that could be used for the IHD. C. Measure: Complete existing conditions analysis of each area. D. Measure: Identify utility constraints of each area and plot timeframe. E. Measure: Identify transportation constraints of each area and plot timeframe. F. Measure: Conduct analysis of potential residential density in each IHD area, including recommended percentage of moderate income housing. i. Benchmark: Complete Measure b through f by December 31, 2022. G. Meet with property owners/

developers to determine feasibility. 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. i. Benchmark: Complete measure h by July 31, 2023. I. Measure: Determine if master development agreement (MDA) is required prior to rezone to IHD. J. Measure: Identify components of MDA. i. Benchmark: Complete measure i and J by October 31, 2023.It was determined that a mater development agreement is required and was adopted with Ordinance 24-23. Attached K. Measure: Start process to rezone areas to IHD. L. Hold Planning Commission public hearing(s).Planning Commission public hearing was held on April 16, 2024. M. Hold City Council public hearing(s). i. Benchmark: Complete measures k through m by July 31, 2024City Council Public Hearing was held on May 22, 2024. N. Measure: Final revisions. i. Benchmark adopt by December 31, 2024.Integrated housing ordinance was approved for the property on July 31, 2024 by Ordinance 24-24. Attached. 1.Timeline: Implement Integrated Housing Ordinance (IHD) approved in 2024. a.Measure: Approve First IHD Plati.Benchmark: Complete measure by October 31st 2025b.Measure: Build first ten income-restricted Moderate Income Dwelling Uniti.Benchmark: Complete measure by December 31, 2026

M

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.Analysis of Strategy: The city is currently in process to adopt the Integrated Housing Ordinance (IHD). This proposed ordinance will allow a density increase in the overall development if the applicant agrees to construct moderate income housing. The IHD anticipates that the moderate income housing would be held in a community land trust. West Jordan has not participated in a community land trust (CLT) before. The purpose of this strategy would be to explore the possibility of partnering with a community land trust for moderate income housing.Implementation Plan for this StrategyExplore participation in a community land trust program for moderate income housing. 1. Timeline: Determine feasibility by July 31, 2024. A. Measure: Identify potential CLT partners. B. Measure: Determine city involvement. 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.i.Benchmark if feasible adopt by July 31, 2023.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.

O

Strategy 10-9a-403(2)(b)(iii) (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 Corpora

T

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.Analysis of Strategy: The City C

V

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.Analysis of Strategy: This is a requirement of state law because West Jordan has six TRAX stations. Planning has been done in the past in all station areas and the new plans will update and identify needed changes.Implementation Plan for this Strategy 1. Timeline: Adopt four station area plans by December 31, 2025. A. Measure: Identify the four station areas to be planned. 1. Task: Apply for Technical Assistance by July 15, 2022 B. Measure: Complete existing conditions analysis of the four station areas. i. Benchmark: Complete Measure a and b by August 31, 2022. C. Measure: Identify stakeholders. 1. Task: Identify stakeholders by July 1, 2022 D. Interview Stakeholders. 1. Task: Interview stakeholders by December 31, 2022 E. Meet with adjacent jurisdictions. 1. Task: Meet with adjacent jurisdictions by August 1, 2022 F. Hold public meetings. i. 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 station area, including moderate income housing. i. Benchmark: Complete measures g through i by July 31, 2024. J. Measure: Concept plan and revisions. i. Benchmark: Complete measure j by December 31, 2024. K. Measure: Preliminary plan completion and review. i. Benchmark: Complete by July 31, 2025 L. Measure: Final plan and revisions. Benchmark adopt by December 31, 2025.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

i.Benchmark: Complete measure g by July 31, 2024 October 31, 2025. (Strategy amended by West Jordan City Council adopting Ordinance 25-24 on June 10, 2025. Ordinance Attached)(Land use map amended by West Jordan City Council adopting Ordinance 25-26 on June 24, 2025. Ordinance Attached) 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 October 31, 2025.(Master Development Agreement approved by West Jordan City Council adopting Ordinance 25-25 on June 24, 2025. Ordinance Attached) J. Measure: Start process to rezone areas to IOZ. K. Hold Planning Commission public hearing(s). L. Hold City Council public hearing(s). i. Benchmark: Complete by July 31, 2025(Zoning Map amended by West Jordan City Council adopting Ordinance 25-25 on June 24, 2025. Ordinance Attached) M. Measure: Final revisions. i. Benchmark adopt by December 31, 2025. N. Measure: Record plat for

first IOZ development i.Benchmark: June 1, 2026(Strategy amended by West Jordan City Council adopting Ordinance 25-24 on June 10, 2025. Ordinance Attached)

B

Strategy 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 type on-going.Analysis of Strategy: West Jordan City is actively expanding its water and sewer infrastructure. Two new water reservoirs will serve Dry Creek and the housing associated with the Southwest Quadrant. Dry Creek Highlands has a master development agreement that requires between 5% and 10% of the unit count to be moderate income housing. A component of the Southwest quadrant will be for “workforce” housing, housing that will be in the moderate income range. Both development areas are in the beginning phases of construction in 2022 and will be under development for the next twenty plus years. The investment in new water and sewer infrastructure will serve the moderate income component of both developments for the foreseeable future.Implementation Plan for this Strategy 1. Timeline: Demonstrate nexus by July 31, 2024. i. Benchmark: If feasible, establish nexus and potential rehabilitation of and/or the creation of MIH by July 31, 2024.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, Terrane 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.a.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 3 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 and Terraine a mix use community 675 acres in are at the northwest portion of West Jordan. All 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. All of these areas are on the west side of the city where water infrastructure is currently lacking, but actively being developed, the exception is Terraine where water and sewer are adequate and are provided by Kearns Improvement.West Jordan City water Pressure Zones 5, 6 and 7 cover both Jones Ranch and the SWQ 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 Jrdan 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.b.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.c.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, Terraine and the Southwest Quadrant while the improvements will service not only 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 and Terraine are 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 170 building permits have been issued with 4 units being in the moderate income range. Neither Jones Ranch as a whole nor the moderate income hosing would be constructed without investment in critical infrastructure. The Southwest Quadrant and Terraine 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. d.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.

F

i. Benchmark: Complete measure g by July 31, 2024. Land use map amendment approved by Ordinance 24- 55 on December 4, 2024. Ordinance 24-55 attached. H. Measure: Determine if master development agreement (MDA) is required prior to rezone to ROD. I. Measure: Identify components of MDA. i. Benchmark: Complete measure h and i by December 31, 2024.It has been determined that development on the property will require a master development agreement because of utility constraints and because development in the Residential Overlay District requires an MDA. However, discussion points for the MDA could not be determined because the property owner is no longer interested in developing the site. This strategy is being replaced as described in Ordinance 25-24 which is attached. 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.West Jordan City will not be rezoning the property because the property owner is no longer interested in developing the site. This strategy is being replaced as described in Ordinance 25-24 which is attached.

J

It was determined that a mater development agreement is required and was adopted with Ordinance 24-23. Attached K. Measure: Start process to rezone areas to IHD. L. Hold Planning Commission public hearing(s).Planning Commission public hearing was held on April 16, 2024. M. Hold City Council public hearing(s). i. Benchmark: Complete measures k through m by July 31, 2024City Council Public Hearing was held on May 22, 2024. N. Measure: Final revisions. i. Benchmark adopt by December 31, 2024.Integrated housing ordinance was approved for the property on July 31, 2024 by Ordinance 24-24. Attached. 1.Timeline: Implement Integrated Housing Ordinance (IHD) approved in 2024. a.Measure: Approve First IHD Plati.Benchmark: Complete measure by October 31st 2025b.Measure: Build first ten income-restricted Moderate Income Dwelling Uniti.Benchmark: Complete measure by December 31, 2026

M

H. Measure: Final revisions.i.Benchmark if feasible adopt by July 31, 2023.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.

O

i. Benchmark: Complete measures g through j by December 31, 2024.It was determined that utility constraints, lack of available partners and the lack of available property have made this strategy unfeasible. This strategy will be replaced.

T

i. Benchmark: Ratify partnership with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing by December 31, 2025.It has been determined that this strategy is not feasible due to lack of partners and this strategy has been replaced.

V

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.Analysis of Strategy: This is a requirement of state law because West Jordan has six TRAX stations. Planning has been done in the past in all station areas and the new plans will update and identify needed changes.Implementation Plan for this Strategy1.Timeline: Adopt four station area plans by December 31, 2025.a.The City of West Jordan has adopted Four (4) Station Area Plansi.Bingham Junction Station (3 Station Plan)ii.Gardner Station (3 Station Plan)iii.West Jordan City Center (3 Station Plan)iv.5600 West Old Bingham Highway (5600 West Old Bingham Highway SAP) A. Measure: Identify the four station areas to be planned. 1. Task: Apply for Technical Assistance by July 15, 2022 B. Measure: Complete existing conditions analysis of the four station areas. i. Benchmark: Complete Measure a and b by August 31, 2022. C. Measure: Identify stakeholders. 1. Task: Identify stakeholders by July 1, 2022 D. Interview Stakeholders. 1. Task: Interview stakeholders by December 31, 2022 E. Meet with adjacent jurisdictions. 1. Task: Meet with adjacent jurisdictions by August 1, 2022 F. Hold public meetings. i. 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 station area, including moderate income housing.•5600 West Old Bingham Highway has a proposed unit count of 3,000 Dwelling Units •Historic Gardner Station has a goal of 10% affordable housing and 27 du/ac for the residential portion of the SAP•West Jordan City Center also has a 10% affordable housing goal and with densities up to 60 DU/AC it is a candidate for HTRZ funding•Bingham Junction has a goal of 20% affordable housing with a 35 DU/AC densityi.Benchmark: Complete measures g through i by July 31, 2024.a.Proposed land uses in the station area plans are as follows:i.5600 West Old Bingham Highway1.315,000 SF Retail2.1,300,000 SF Office3.600,000 SF Entertainment4.Hospitality: 1,200 Rooms5.Industrial: 100,000 SF6.Residential: 3,000 DUii.Bingham Junction 1.73 Dwelling Units (new, area is already heavily residential)2.77,000 SF of Commercial Area3.336,000 SF Officeiii.Historic Gardner Station1.778 Multifamily Dwellings2.139 Single-family Dwellings3.5,000 SF Institutional Usesiv.West Jordan City Center Station1.2,000 Dwelling Units2.566,000 SF Commercial Uses3.2,100,000 SF Office Uses4.Hospitality: 150 Rooms5.116,000 SF Entertainment and Parksb.All four station area plans look at increasing connectivity in the Station Areas. i.Bingham Junction ii.Historic Gardner iii.West Jordan City Center iv.5600 West Old Bingham Highway c.In addition to the four complete station area plans, the City has recently been awarded TAP funds and has selected a design consultant to assist with the preparation of station area plans for:i.Jordan Valley Stationii.Sugar Factory Road Stationd.The city is targeting adoption of these two stations in Early 2026 J. Measure: Concept plan and revisions. i. Benchmark: Complete measure j by December 31,

2024.Complete, Station Area Plans have been completed for 4 stations, 2 additional stations are now underway K. Measure: Preliminary plan completion and review. i. Benchmark: Complete by July 31, 2025Complete, Station Area Plans have been completed for 4 stations, 2 additional stations are now underway L. Measure: Final plan and revisions. Benchmark adopt by December 31, 2025.Complete, Station Area Plans have been completed for 4 stations, 2 additional stations are now underway

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

i.Benchmark: Complete measure g by July 31, 2024 October 31, 2025. (Strategy amended by West Jordan City Council adopting Ordinance 25-24 on June 10, 2025. Ordinance Attached)(Land use map amended by West Jordan City Council adopting Ordinance 25-26 on June 24, 2025. Ordinance Attached) 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 October 31, 2025.(Master Development Agreement approved by West Jordan City Council adopting Ordinance 25-25 on June 24, 2025. Ordinance Attached) J. Measure: Start process to rezone areas to IOZ. K. Hold Planning Commission public hearing(s). L. Hold City Council public hearing(s). i. Benchmark: Complete by July 31, 2025(Zoning Map amended by West Jordan City Council adopting Ordinance 25-25 on June 24, 2025. Ordinance Attached) M. Measure: Final revisions. i. Benchmark adopt by December 31, 2025. N. Measure: Record plat for first IOZ development i.Benchmark: June 1, 2026(Strategy amended by West Jordan City Council adopting Ordinance 25-24 on June 10, 2025. Ordinance Attached)

B

None

F

i. Benchmark: Complete measure g by July 31, 2024. Land use map amendment approved by Ordinance 24- 55 on December 4, 2024. Ordinance 24-55 attached.

J

It was determined that a mater development agreement is required and was adopted with Ordinance 24-23. Attached K. Measure: Start process to rezone areas to IHD. L. Hold Planning Commission public hearing(s).Planning Commission public hearing was held on April 16, 2024. M. Hold City Council public hearing(s). i. Benchmark: Complete measures k through m by July 31, 2024City Council Public Hearing was held on May 22, 2024. N. Measure: Final revisions. i. Benchmark adopt by December 31, 2024.Integrated housing ordinance was approved for the property on July 31, 2024 by Ordinance 24-24. Attached. 1.Timeline: Implement Integrated Housing Ordinance (IHD) approved in 2024. a.Measure:

Approve First IHD Plati.Benchmark: Complete measure by October 31st 2025b.Measure: Build first ten income-restricted Moderate Income Dwelling Uniti.Benchmark: Complete measure by December 31, 2026

M
None

O
None

T
None

V
1.Timeline: Adopt four station area plans by December 31, 2025.a.The City of West Jordan has adopted Four (4) Station Area Plansi.Bingham Junction Station (3 Station Plan)ii.Gardner Station (3 Station Plan)iii.West Jordan City Center (3 Station Plan)iv.5600 West Old Bingham Highway (5600 West Old Bingham Highway SAP) A. Measure: Identify the four station areas to be planned. 1. Task: Apply for Technical Assistance by July 15, 2022 B. Measure: Complete existing conditions analysis of the four station areas. i. Benchmark: Complete Measure a and b by August 31, 2022. C. Measure: Identify stakeholders. 1. Task: Identify stakeholders by July 1, 2022 D. Interview Stakeholders. 1. Task: Interview stakeholders by December 31, 2022 E. Meet with adjacent jurisdictions. 1. Task: Meet with adjacent jurisdictions by August 1, 2022 F. Hold public meetings. i. 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 station area, including moderate income housing.•5600 West Old Bingham Highway has a proposed unit count of 3,000 Dwelling Units •Historic Gardner Station has a goal of 10% affordable housing and 27 du/ac for the residential portion of the SAP•West Jordan City Center also has a 10% affordable housing goal and with densities up to 60 DU/AC it is a candidate for HTRZ funding•Bingham Junction has a goal of 20% affordable housing with a 35 DU/AC densityi.Benchmark: Complete measures g through i by July 31, 2024.a.Proposed land uses in the station area plans are as follows:i.5600 West Old Bingham Highway1.315,000 SF Retail2.1,300,000 SF Office3.600,000 SF Entertainment4.Hospitality: 1,200 Rooms5.Industrial: 100,000 SF6.Residential: 3,000 DUii.Bingham Junction 1.73 Dwelling Units (new, area is already heavily residential)2.77,000 SF of Commercial Area3.336,000 SF Officeiii.Historic Gardner Station1.778 Multifamily Dwellings2.139 Single-family Dwellings3.5,000 SF Institutional Usesiv.West Jordan City Center Station1.2,000 Dwelling Units2.566,000 SF Commercial Uses3.2,100,000 SF Office Uses4.Hospitality: 150 Rooms5.116,000 SF Entertainment and Parksb.All four station area plans look at increasing connectivity in the Station Areas. i.Bingham Junction ii.Historic Gardner iii.West Jordan City Center iv.5600 West Old Bingham Highway c.In addition to the four complete station area plans, the City has recently been awarded TAP funds and has selected a design consultant to assist with the preparation of station area plans

for:i.Jordan Valley Stationii.Sugar Factory Road Stationd.The city is targeting adoption of these two stations in Early 2026 J. Measure: Concept plan and revisions. i. Benchmark: Complete measure j by December 31, 2024.Complete, Station Area Plans have been completed for 4 stations, 2 additional stations are now underway K. Measure: Preliminary plan completion and review. i. Benchmark: Complete by July 31, 2025Complete, Station Area Plans have been completed for 4 stations, 2 additional stations are now underway L. Measure: Final plan and revisions. Benchmark adopt by December 31, 2025.Complete, Station Area Plans have been completed for 4 stations, 2 additional stations are now underway

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A
None

B
Cost of infrastructure.

F
No developer.

J
None

M
It has been determined that this strategy is not feasible based on lack of willing CLT partners.

O
It was determined that utility constraints, lack of available partners and the lack of available property have made this strategy unfeasible. This strategy will be replaced.

T
It has been determined that this strategy is not feasible due to lack of partners and this strategy has been replaced.

V
None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A
No change.

B
Unknown

F
No change.

J
Unknown.

M
No change

O
No change.

T
No change.

V
No change

7. **Links to supporting documentation** *(Optional)*

A

B

F

J

M

O

T

V

Attachment to supporting documentation *(Optional)*

A
F_332oUr3gCLc9IWC
ORDINA~1.PDF
29391861
application/pdf

B

F
F_2tstye669UhtMkr
Ordinance No. 25-24 Amd to GP-2025 Moderate Income Housing - signed.pdf
1569092
application/pdf

J
F_3s0rrXtustfjxif
Ordinance No. 24-24 Oneleven GPLUM Amd - signed.pdf
5354246
application/pdf

M

O

T

V
F_3QMoDkaMRFmaNIA
WFRC Certification Resolution 5600 W.pdf
348759
application/pdf

FEEDBACK & 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,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)*

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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
Planner
tmoyes@westpointutah.gov
801-614-5356

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://www.westpointutah.gov/DocumentCenter/View/890/01-17-2023B-Moderate-Income-Housing-ordinance-PDF

Link to general plan, moderate income housing element:
https://www.westpointutah.gov/DocumentCenter/View/882/Moderate-Income-Housing-Plan-Amended-PDF

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://www.westpointutah.gov/DocumentCenter/View/314/Current-Zoning-Map-PDF

When did the last zoning map or text amendment occur?
25-May

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
414

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

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.
Challenges have been encountered in developing these entitled units, primarily due to infrastructure limitations and high land prices. Public opposition has also been a barrier in some instances, affecting various types of developments. These factors significantly impact the feasibility and progress of constructing moderate income housing units within the city.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
N/A

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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, 2024 and July 31, 2025:
15

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
15

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
N/A - Tracking is only done through the building permit process

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A
B
E
F
R

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

Strategy 1 (A)– Rezone for densities necessary to facilitate the production of moderate income housing- Adopt new zoning tools to support moderate income housing, including creation of an RN-6 or equivalent zone.- Formalize zoning structure with middle-density options (6-10 units per acre) to provide flexibility for moderate-income housing developments.- Planned completion was between August 2024 and May 2025 as part of the General Plan update and zoning ordinance amendments.- Ongoing actions carried forward was the initial RN-6 discussions from early 2024; these were formalized as the new R-4 zone in fall 2024.

B

Strategy 2 (B)– Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing -Continuous Progress on Sanitary Sewer Pipeline Expansion (Project 1): Anticipated ongoing construction with significant linear footage of new pipe installed and connections made, aiming for substantial completion by the end of the reporting period. This project was initiated prior to the reporting period but continued as a critical ongoing action.-Continuous Progress on Lift Station 2 Construction: Expected continued construction of the lift station, including installation of pumps, electrical systems, and building structure, with substantial completion targeted by July 31, 2025. This project also began prior to the current reporting period.-Identification and Initiation of Strategic Annexations: Identify and initiate annexation processes for land parcels suitable for future moderate-income housing development, specifically those that will be directly served by the expanded sewer

infrastructure. Benchmark: Formal annexation applications submitted or completed.-Processing of Initial Rezone Applications in Newly Serviced Areas: Receive and begin processing rezone applications from landowners or developers in areas newly served by the expanded sewer infrastructure, particularly those proposals that include a moderate-income housing component. Benchmark: At least one rezone application submitted and initiated for review.-Maintain Project Oversight: Conduct regular project management and oversight meetings for both infrastructure projects to ensure they remain on schedule and within budget, supporting efficient delivery of infrastructure. Benchmark: Weekly construction meetings held.

E

Strategy 3 (E) – Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units (ADUs) in residential zonesPlanned benchmarks from the implementation plan included:- Continue public education efforts on ADU regulations through newsletters and website updates.- Monitor and review adopted ADU regulations for potential barriers related to size, location on the lot, or height restrictions.- Consider further ordinance amendments if needed to reduce barriers and promote ADU development.

F

Strategy 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- Adopt General Plan Amendment for the Cold Springs Road mixed-use project.- Adopt small area plans for the Main Street Overlay District and Commercial Core verlay District.- Approve overlay district zoning and land use standards to support higher-density and mixed-use development.-Hire a real estate broker to market City-owned property within the West Davis Corridor Overlay District for redevelopment opportunities.-Continue working with property owners and applicants to prepare zoning entitlements aligned with newly adopted plans.

R

Strategy 5 (R) – Eliminate impact fees for any accessory dwelling unit (ADU) that is not an internal accessory dwelling unit as defined in Section 10-9a-530As outlined in the City’s Moderate Income Housing Plan, the next step for this strategy is to determine whether eliminating or reducing impact fees for detached accessory dwelling units (ADUs) would have a meaningful effect on housing affordability and development patterns in West Point. During the reporting period, the following review and evaluation activities were planned:- Review existing impact fee schedules to identify whether detached ADUs represent a meaningful portion of new development activity in West Point City.- Monitor detached ADU permit trends to assess if impact fees present a barrier to construction.- Hold internal staff discussions to evaluate the financial and administrative implications of eliminating or reducing impact fees for detached ADUs.- Determine whether further action, such as a formal impact fee study or ordinance preparation, is warranted based on permit data and internal review findings.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

- August 8, 2024: Planning Commission formally recommended renaming RN-6 as R-4 (6 units per acre) and reclassifying the old R-4 as R-5 (that increased from 8 units per acre to 10 units per acre).-August 22, 2024: Planning Commission reviewed where new R-4 and R-5 zoning would be most applicable, focusing on areas near commercial centers and transitional zones.-November 14, 2024: The Planning Commission held a public hearing and recommended approval of the R-4 zone.-December 12, 2024: The Planning Commission recommended approval of the R-4 zone.-December 17, 2024: City Council discussed the R-4 zone.-January 7, 2025: City Council held a public hearing and approved the R-4 zone (Ordinance number 01-07-2005A).-January 23, 2025: The Planning Commission held a public hearing and recommended approval during the same meeting for the R-5 increase from 8 units per acre to 10 units per acre.-February 4, 2025: City Council discussed the R-5 density.-February 18, 2025: City Council held a public hearing and approved the R-5 density increase from 8 units per acre to 10 units per acre. (Ordinance number 02-18-2025A)-These actions directly support the moderate-income housing strategy by increasing zoning flexibility for a range of housing types, particularly smaller single-family homes and attached housing that fits moderate-income market segments.

B

Between August 1, 2024, and July 31, 2025, West Point City took the following actions to implement the tasks outlined in Question 2, demonstrating significant investment and progress in infrastructure that facilitates moderate-income housing:-Continued Active Construction of Sanitary Sewer Pipeline Expansion (Project 1): Construction on Project 1 of the sanitary sewer pipeline expansion remained active and a high priority throughout the reporting period. Significant progress was made on installing new main lines and laterals, extending essential sewer service to previously unserved areas on the city's growth fringes. As of July 31, 2025, the project was on track, with substantial progress achieved toward its anticipated completion in the coming year, directly expanding the land base available for development.- Continued Active Construction of Lift Station: The bid for the lift station was awarded by the City Council on June 4, 2024. Construction of the Lift Station commenced in August 2024. This crucial facility, which will enable efficient wastewater collection from new development areas, saw continued work on its structural components, pump installations, and necessary electrical and control systems. The project is advancing toward its planned operational status in the next fiscal year, which is essential for maximizing the capacity provided by the new pipelines.- The City began the next phases of the project which includes pipelines along 5500 W, 2425 N, 1800 N, and a force main along 1925 N. The bid was separated into three separate schedules to give the City the option to award the bid to multiple contractors if necessary. The bids were opened on July 18th. The City Council awarded the bid to RJT Excavating and Whitaker Construction on August 6, 2024. -September 3, 2024 – The City Council approved an agreement with Rocky Mountain Power to provide electrical service to the new lift station. (Resolution 09-03-2024A)- November 19, 2024 – The City Council approved a petition to annex the new lift station into the boundaries of the

Hooper Water Improvement District. This is necessary to provide a water connection to the site for a hose bib and sink to clean and service the lift station. (Resolution 11-19-2024C)-Consistent Project Oversight: To ensure these critical infrastructure projects remained on schedule and within budget, West Point City staff, in collaboration with engineers and contractors, held weekly construction meetings for both Project 1 and Lift Station. These meetings served as essential forums for reviewing progress, proactively addressing any construction challenges, coordinating logistics, and maintaining quality control, demonstrating diligent management of this significant investment.-Strategic Annexations and Boundary Adjustments: The City successfully continued its efforts to incorporate new land into West Point City limits through targeted annexation and boundary adjustment processes. These actions focused on parcels strategically identified as suitable for future development, particularly those that will benefit directly from the expanded sewer infrastructure. By expanding the city's jurisdiction over these areas, the City is actively preparing the land for development.-Initiation of Rezone Applications for Future Development: As a direct result of the ongoing infrastructure work and successful annexations, West Point City received and initiated processing for two formal rezone applications within these newly expanded and soon-to-be-serviced areas. These applications represent initial developer interest in utilizing the new infrastructure capacity for residential development. This demonstrates that the infrastructure investment is already catalyzing interest in growth areas, including potential sites for moderate-income housing, that were previously constrained by a lack of sewer service.

E

- Throughout the reporting period, West Point City continued to maintain and update its dedicated ADU webpage, providing residents with information on permitting requirements, size limits, and height regulations.- City staff monitored ADU permit applications and tracked public inquiries about ADUs to assess whether additional code amendments might be necessary.- Based on feedback received from homeowners and builders, staff began preparing a draft ordinance update to clarify ADU placement standards (e.g., whether ADUs can be placed in side yards as well as rear yards), though this update was not formally adopted within the reporting period.- These actions supported the strategy by promoting awareness of ADU opportunities and ensuring the City’s regulations remained accessible and responsive to community needs.

F

- Throughout fall 2024, the City completed final revisions to small area plans for the Main Street Overlay District and the Commercial Core Overlay District. These plans were adopted in early 2025 and incorporated into the General Plan, outlining future land use designations and supporting higher-density mixed-use projects.- On November 19, 2024, the City Council reaffirmed its adoption of the General Plan Amendment tied to the Cold Springs Road mixed-use project, which allows for increased residential densities and commercial integration.- The City continued to work with the applicant on zoning and site planning for the Cold Springs Road project throughout the reporting period. The developer submitted a rezone application and it was discussed with the City Council on July 2, 2024. Since that time, the project has been on hold as the developer waits for the further expansion of the West Davis Corridor. The City has been in contact with the developer for the design and construction of roads around the property

(Cold Springs Road) that will help serve the subject property as well as the mixed use project to the south.- As part of its redevelopment strategy, the City maintained an agreement with a real estate broker hired in October 2024 (Resolution 10-15-2024A) to actively market City-owned properties located within the West Davis Corridor Overlay District.These actions directly support the strategy by aligning zoning and land use planning efforts with infrastructure and corridor development, creating new opportunities for moderate-income housing.

R

Between August 1, 2024, and July 31, 2025, West Point City staff reviewed existing impact fee schedules and monitored detached ADU permit activity to assess whether current fees may be acting as a barrier to ADU development. Staff found that the number of detached ADU permits issued continues to be very low, which makes it difficult to quantify the potential impact of eliminating these fees. Given this limited data, internal discussions were held to evaluate the financial and administrative implications of removing impact fees for detached ADUs. While no formal study or ordinance preparation was initiated during this reporting period, the City determined that continued monitoring and internal review are appropriate next steps to ensure any future policy decisions regarding impact fees are based on local development trends and fiscal impacts. These actions support the strategy by maintaining focus on evaluating fee-related barriers while balancing the City's financial responsibilities.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

- November 19, 2024: City Council adopted an ordinance creating a new R-4 zone (6 units per acre) and reclassifying the previous R-4 as R-5 (that increased from 8 units per acre 10 units per acre).- This decision included updates to the zoning map and General Plan to align land use categories and density standards city wide.- These regulations directly support moderate-income housing by clarifying zoning categories, expanding moderate-density housing opportunities, and simplifying administrative processes related to land use applications.

B

No new land use regulations or ordinances related to infrastructure facilities were adopted between August 1, 2024, and July 31, 2025.

E

No new ADU-related ordinances or zoning text amendments were formally adopted between August 1, 2024, and July 31, 2025.

F

- October 15, 2024: City Council approved Resolution No. 10-15-2024A, authorizing a real estate broker to market City-owned property within the West Davis Corridor Overlay District to support mixed-use commercial and moderate-income residential development.- June 17, 2025: City Council adopted Ordinance No. 06-17-2025A, approving the Main Street Overlay District and Commercial Core Overlay District small area plans. These overlay districts set new land use and design standards aimed at encouraging higher-density, mixed-use, and moderate-income housing development.

R

No new land use regulations or ordinances related to ADU impact fees were adopted between August 1, 2024, and July 31, 2025.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A

Between August 1, 2024, and July 31, 2025, West Point City encountered some public resistance while implementing zoning changes under this strategy. During Planning Commission and City Council meetings, concerns were raised by residents about the potential impacts of increased residential densities, particularly related to traffic, neighborhood character, and overall community feel. Additionally, city staff noted challenges in aligning the newly established R-4 and R-5 zones with existing development patterns, especially in areas where smaller lots were already present under older zoning standards. While these factors required additional public outreach and careful zoning map adjustments, no legal or procedural barriers prevented the City from adopting and implementing the new zoning regulations.

B

None

E

During this reporting period, West Point City encountered ongoing public concern about how ADUs affect neighborhood character, especially regarding parking and privacy when detached ADUs are placed closer to property lines. These concerns made it necessary for staff to proceed cautiously when considering additional ordinance changes. Another barrier was limited homeowner familiarity with ADU permitting processes despite the public education webpage; city staff received frequent calls for clarification, indicating that further outreach may be needed to improve understanding of ADU opportunities and requirements.

F

During this reporting period, West Point City encountered ongoing public opposition to the inclusion of apartment housing within mixed-use developments, particularly related to the Cold Springs Road project. Concerns included increased traffic, impacts on

R

The primary barrier West Point City encountered while implementing this strategy was the low number of detached ADU permits issued over the past several years. With such limited permit activity, it has been difficult to determine whether impact fees are a meaningful barrier to ADU development or if other factors, such as construction costs or homeowner interest, play a larger role. Additionally, balancing housing affordability goals with the need to maintain city infrastructure funding presented a challenge in prioritizing formal action on fee reductions. Given these factors, the City chose to focus on monitoring and internal review rather than moving forward with a formal impact fee elimination during this reporting period.

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A

The market response to the implementation of the new R-4 and R-5 zoning structure between August 1, 2024, and July 31, 2025, has been measured but positive. While no new building permits have been issued specifically under the new R-4 or R-5 designations as of this reporting period, city staff has observed a noticeable increase in developer inquiries and interest in parcels now eligible for these zones. During the reporting period the City has received 3 rezone applications for properties identified on the General Plan for the location of this new zone. The City anticipates that as public awareness of the new zoning options grows and developers complete planning processes, permit activity and moderate-income housing construction under these zones will increase in future reporting cycles.

B

As of July 31, 2025, West Point City has observed initial market response in the form of two rezone applications submitted for properties located in the sewer expansion area. While construction on the sewer pipeline and Lift Station 2 is still underway and not yet complete, the submission of these rezone applications reflects early interest from property owners and developers preparing for future development. No building permits have been issued yet in connection with the sewer expansion, but the City anticipates further activity as infrastructure projects are completed and land use entitlements are finalized.

E

Between August 1, 2024, and July 31, 2025, West Point City observed a continued but modest level of ADU permit activity. The number of new detached ADU permits issued remained low, consistent with previous years. However, interest from property owners appeared to increase, as evidenced by an uptick in inquiries and pre-application meetings with staff. Builders also expressed interest in incorporating ADU features into new single-family homes. This included basement layouts designed for future internal ADUs, as well as ADUs built into the main floor design of new homes. While the total number of built ADUs is still small, the City views this gradual increase in awareness and interest as a positive indicator that the strategy is having an effect.

F

As of July 31, 2025, West Point City has not observed a measurable market response directly tied to the adoption of the small area plans or the General Plan amendment for the Cold Springs Road project. No new development applications, building permits, or rezoning requests have been submitted specifically under these newly adopted plans. While the regulatory framework is now in place to support higher-density and mixed-use residential development, it is expected that actual market response will take additional time to materialize as property owners and developers become familiar with the new zoning tools and as broader market conditions evolve.

R

As of July 31, 2025, there has been no measurable market response to this strategy, as no formal fee elimination has yet been adopted. The City has not seen an increase in ADU permit applications specifically tied to fee-related factors.

7. **Links to supporting documentation** *(Optional)*

A

N/A

B

N/A

E

N/A

F

N/A

R

N/A

Attachment to supporting documentation *(Optional)*

A

B

E

F

R

FEEDBACK & 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,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)*

N/A

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://wvcity-my.sharepoint.com/:b:/g/personal/steve_pastorik_wvc-ut_gov/Eek6O_o0ciRFhwn9nozNXQUBmkle34kPn7o7sHmtURtZtg?e=AoiehD

Link to general plan, moderate income housing element:
https://wvcity-my.sharepoint.com/:b:/g/personal/steve_pastorik_wvc-ut_gov/EQ52AqSn08ZJlOyZJvYgFYkBvnqk1U97RtjFFEDaGmcwDQ?e=w5Zk7e

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

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For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

A

Over the last several years, the City has approved rezones for a total of 16 different multi-family residential projects at various densities that are at different stages of review or construction but not yet occupied. These projects are listed below.-Bonneville Townhomes - 2876 S 5655 W - 64 units - 11.7 units/acre-Central Station Apartments - 2940 W - 329 units - 108.9 units/acre-Cypress Cove Townhomes - 3540 W 4700 S - 12 units - 11.1 units/acre-Erin Hills Estates Townhomes - 3567 S 5600 W - 130 units - 10.9 units/acre-Heather Villas Senior Condos - 6087 W Parkway Blvd - 84 units - 6.1 units/acre-Highbury Townhomes - 5035 W Lake Park Blvd - 69

units - 8.6 units/acre-Lofts on 35th - 4565 W 3500 S - 50 units - 16.3 units/acre-Parkway Villas Senior Condos - 7147 W Parkway Blvd - 43 units - 6.4 units/acre-Redwood Townhomes - 2351 S Redwood Rd - 24 units - 13.3 units/acre-Sage Valley Townhomes - 1770 W 4100 S - 18 units - 42.3 units/acre-Solari Condos and Townhomes - 3688 S Redwood Rd - 289 units - 11.4 units/acre-Sonrise Townhomes - 3550 S 4400 W - 33 units - 10.1 units/acre-The Cottages at Pearce Farm - 3525 S 6800 W - 65 units - 6.6 units/acre-The Views on 6200 Townhomes - 5777 W 6200 S - 150 units - 8.2 units/acre-The Views Senior Apartments - 6500 S 5600 W - 89 units - 11.1 units/acre-The Villages at River's Edge Apartments Expansion - 1251 W 3300 S - 37 units - 23.1 units/acreImplementation Step 1: Approve subdivision plats, site plans, and building permits for the projects identified in the table above.Timeline for Step 1: The end of 2029 for most projects listed in the table above. Market conditions may cause some projects to postpone construction.Measure of Success for Step 1: Building permits are issued for all projects listed in Step 1 and all units are occupied.Implementation Step 2: Track the progress of the projects listed in the table above. Timeline for Step 2: End of each year from 2025 through 2029. Market conditions may cause some projects to go beyond 2029. Measure of Success for Step 2: Annual report provided to the State with the status of each project.Implementation Step 3: Consider additional areas for density as part of the City’s comprehensive General Plan update that is projected to begin in the second half of 2025.Timeline to Step 3: Completion of the comprehensive General Plan update is anticipated in 2027.Measure of Success for Step 3: An updated General Plan with a future land use map showing where additional density is anticipated.

C

Implementation Step 1: Complete 12 rehabilitation projects each fiscal year for the next five fiscal years. Timeline for Step 1: End of each fiscal yearMeasure of Success for Step 1: A total of 60 rehabilitation projects are completed.

E

Implementation Step 1: Track building permits issued for new internal accessory dwelling units.Timeline for Step 1: By August 1 of 2025, 2026, 2027, 2028, and 2029Measure of Success for Step 1: A report on all building permits issued for new internal accessory dwelling units.Implementation Step 2: Depending upon the outcome of Step 1, identify regulatory barriers to internal accessory dwelling units and make adjustments as needed to facilitate the creation of more units.Timeline for Step 2: End of 2029Measure of Success for Step 2: More permits are issued for internal accessory dwelling units.

F

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: OngoingMeasure 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 projected to start in the second half of 2025.Timeline to Step 2: Completion of the General Plan update is anticipated in 2027.Measure of Success for

Step 2: An updated General Plan with a future land use map showing where additional density is anticipated.

G

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: OngoingMeasure of Success for Step 1: Additional high density residential units are constructed within Fairbourne Station.Implementation Step 2: Continue to steer RM zoning to locations along arterial streets and near light rail stations.Timeline for Step 2: OngoingMeasure of Success for Step 2: Additional high density residential units are constructed along arterial streets and near light rail stations.

H

Implementation Step 1: Maintain the CC zone parking reductions.Timeline for Step 1: OngoingMeasure 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 2029Measure of Success for Step 2: If warranted by analysis, further parking reductions will be adopted.

N

Implementation Step 1: Continue to offer police officers the residency incentive program.Timeline for Step 1: OngoingMeasure of Success for Step 1: Additional police officers receive assistance from this housing incentive program.

P

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 assistedMeasure of Success for Step 1: First generation college students from West Valley City are housed through college, graduate, and stay in the City after graduation.

U

Implementation Step 1: Update the Fairbourne Station Vision to include the Valley Fair Mall and, 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 demonstrate compliance with State code.Timeline for Step 1: End of 2025Measures of Success for Step 1: Written certification is received confirming compliance.Implementation Step 2: For the other three light rail stations that do not currently have a station area plan (Decker Lake, Redwood Junction, and River Trail), complete the station area plans that are currently underway and have them adopted.Timeline for Step 2: End of 2025Measures of Success for Step 2: The three station area plans are adopted by the City Council.Implementation Step 3: Submit the necessary documentation for the station area plans around the Decker Lake, Redwood Junction, and River Trail stations to Wasatch Front Regional Council and the Utah Transit Authority to demonstrate compliance with

State code.Timeline for Step 3: End of 2025Measures of Success for Step 3: Written certification is received confirming compliance.

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
Uploaded

When did the last zoning map or text amendment occur?
5/27/2025

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
1,866 (409 single family homes, 792 townhomes, 224 condos, 441 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 139 vacant parcels currently zoned residential that were not included in the previous two questions. 530 units could be built on these parcels based on 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 townhome project recently discovered soil contamination. We continue to hear about financing challenges, high interest rates, and infrastructure challenges.

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
39

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
13

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
2

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

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. The City Council approved two new residential zone changes since the latest Moderate Income Housing Plan was prepared. These projects are called Concord Homes Townhomes and H2O Lofts East. Implementation Step 1: Approve subdivision plats, site plans, and building permits for the projects identified in the table above.Timeline for Step 1: The end of 2029 for most projects listed in the table above. Market conditions may cause some projects to postpone construction.Measure of Success for Step 1: Building permits are issued for all projects listed in Step 1 and all units are occupied.Implementation Step 2: Track the progress of the projects listed in the table above. Timeline for Step 2: End of each year from 2025 through 2029. Market conditions may cause some projects to go beyond 2029. Measure of Success for Step 2: Annual report provided to the State with the status of each project.

C
Implementation Step 1: Complete 12 rehabilitation projects each fiscal year for the next five fiscal years. Timeline for Step 1: End of each fiscal yearMeasure of Success for Step 1: A total of 60 rehabilitation projects are completed.

E
Implementation Step 1: Track building permits issued for new internal accessory dwelling units.Timeline for Step 1: By August 1 of 2025, 2026, 2027, 2028, and 2029Measure of Success for Step 1: A report on all building permits issued for new internal accessory dwelling units.

F
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: OngoingMeasure 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 projected to start in the second half of 2025.Timeline to Step 2: Completion of the General Plan update is anticipated in 2027.Measure of Success for Step 2: An updated General Plan with a future land use map showing where additional density is anticipated.

G
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: OngoingMeasure of Success for Step 1: Additional high density residential units are constructed within Fairbourne Station.Implementation Step 2: Continue to steer RM zoning to locations along arterial streets and near light rail stations.Timeline for Step 2: OngoingMeasure of Success for Step 2: Additional high density residential units are constructed along arterial streets and near light rail stations.

H
Implementation Step 1: Maintain the CC zone parking reductions.Timeline for Step 1: OngoingMeasure of Success for Step 1: Additional high density residential units are constructed with the reduced parking requirements in Fairbourne Station.

N
Implementation Step 1: Continue to offer police officers the residency incentive program.Timeline for Step 1: OngoingMeasure of Success for Step 1: Additional police officers receive assistance from this housing incentive program.

P
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 assistedMeasure of Success for Step 1: First generation college students from West Valley City are housed through college, graduate, and stay in the City after graduation.

U
Implementation Step 1: Update the Fairbourne Station Vision to include the Valley Fair Mall and, as required under subsection 10 of Section 10-9a-403.1 of Utah Code, submit the necessary documentation for Fairbourne Station (centered around the West Valle

O
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 such as moves, income changes, or death.Measure of Success for Step 1: All 531 vouchers are used to assist extremely low-income and very low-income families within Salt Lake County to afford rent.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A
Below is an update of each project in the table as well as the two new projects mentioned above:-Bonneville Townhomes: 9 permits (29 units) were issued during the reporting period. 33 units of the 64 total units have been permitted.-Central Station Apartments: At the request of the applicant, the City approved this conditional use permit for the fourth time in April of 2025.-Concord Homes Townhomes: The City Council approved a zone change for 28 for-sale townhomes at 3201 South Redwood Road on 5/13/2025. The developer is currently working on the subdivision plat.-Cypress Cove Townhomes: 1 permit (3 units) was issued during the reporting period. 3 units of the 12 total units have been permitted.-Erin Hills: All permits have been issued for this project and all of the buildings have been completed.-H20 Lofts East: The City Council approved a zone change for 26 for-rent townhomes at 2996 South Redwood Road on 5/27/2025. The developer is currently working on the site civil package. -Heather Villas Senior Condos: 2 permits (8 units) were issued during the reporting period. 8 units of the 84 total units have been permitted.-Highbury Townhomes: There has been no progress on this project.-Lofts on 35th Townhomes: Permits have been issued for all 50 units within the project.-Parkway Villas Senior Condos: There has been no change with this project. -Redwood Townhomes: There has been no change regarding this project since the last report. The subdivision was approved in February of 2024.-Sage Valley Townhomes: There has been no change with this project. -Solari Condos and Townhomes: The City Council approved a zone change for 289 units (40 condos and 249 townhomes) at 3688 South Redwood Road (former Redwood Drive-In site) on 9/17/2025. This zone change was highly contentious with significant public opposition highlighted by the media including opposition from a State Senator and State Representative. Despite the opposition, the City Council approved the zone change to allow more residential along a commercial corridor served by transit.-Sonrise Townhomes: 2 permits

(6 units) were issued during the reporting period. 6 units of the 33 total units have been permitted. -The Cottages at Pearce Farm: 2 permits (8 units) were issued during the reporting period. 8 units of the 65 total units have been permitted.-The Views on 6200 Townhomes: There has been no change regarding this project since the last report. 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: 15 units were permitted during the reporting period. 20 units of the 37 total units have been permitted.

C

We completed 24 rehabilitation projects in FY24-25. The scopes of said projects included roof replacements, HVAC repairs/replacements, health/safety/code updates, electrical repairs, plumbing repairs, and in the case of half a dozen homes, accessibility improvements for persons with disabilities. The average cost per rehab project comes to $34,265.35.

E

The City issued 13 permits for internal ADUs during the reporting period.

F

The CC Zone is still in place.On 4/9/2025, 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 fourth 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 is to consider additional areas for density as part of the City’s General Plan update that is projected to start in the second half of 2025. To prepare for this project, staff has prepared an RFP that is currently being advertised with a submittal deadline of August 11, 2025 and an estimated project commencement in September/October of 2025. The state code language for this strategy states: "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. The City Council approved zone changes for three new residential developments along Redwood Road, which is a 7-lane arterial street with a mix of commercial and residential uses that is serviced by transit. These projects are described below:- Solari Condos and Townhomes is a 289-unit project (40 for-sale condos and 249 for-sale townhomes) at 3688 South Redwood Road. The zone change was approved on 9/17/2024.-Concord Homes Townhomes is a 28 for-sale townhome unit project at 3201 South Redwood Road. The zone change was approved on 5/13/2025.- H2O Lofts East is a 26 for-rent townhome unit project at 2996 South Redwood Road. The zone change was approved on 5/27/2025.

G

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 the 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 (fourth application) and the Planning Commission granted approval on 4/9/2025.Permits for 15 units at the Village at River's Edge project were 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.Implementation Step 2 was to continue to steer RM zoning to locations along arterial streets and near light rail stations. As stated in the City's Moderate Income Housing Plan, the City, by ordinance, steers new Multiple Unit Dwelling Residential (RM) zoning to along arterials streets, which tend to be commercial, and to locations with a 1/2 mile radius of a light rail station.During the reporting period, the City Council approved zone changes for three new residential developments along Redwood Road, which is a 7-lane arterial street with a mix of commercial and residential uses that is serviced by transit. These projects are described below:- Solari Condos and Townhomes is a 289-unit project (40 for-sale condos and 249 for-sale townhomes) at 3688 South Redwood Road. The zone change was approved on 9/17/2024.-Concord Homes Townhomes is a 28 for-sale townhome unit project at 3201 South Redwood Road. The zone change was approved on 5/13/2025.- H2O Lofts East is a 26 for-rent townhome unit project at 2996 South Redwood Road. The zone change was approved on 5/27/2025.

H

The reduced parking standards in the CC zone are still in place.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 (fourth time) and the Planning Commission granted approval on 4/9/2025.

N

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 6/30/2025, 17 police officers were receiving ongoing mortgage or rental assistance.

P

On August 20, 2024, the City’s Redevelopment Agency passed a resolution authorizing the Redevelopment Agency to renew the Opportunity Scholars contribution agreement with the University of Utah. The authorized contribution amount was $180,000.

U

The Planning Commission recommended approval of the Fairbourne Station Vision update on 6/25/2025. The City Council will consider the Fairbourne Station Vision update on

8/12/2025.The station area plans for Decker Lake, Redwood Junction, and River Trail have been completed and will be considered by the Planning Commission on July 23, 2025. Final adoption of these plans by the City Council is expected by the end of September 2025.

O

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 administered the 531 vouchers up until June 30, 2025. On July 1, 2025, West Valley City's Housing Authority merged with Housing Connect, the Housing Authority for Salt Lake County.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

Below is an update of each project in the table as well as the two new projects mentioned above:-Bonneville Townhomes: 9 permits (29 units) were issued during the reporting period. 33 units of the 64 total units have been permitted.-Central Station Apartments: At the request of the applicant, the City approved this conditional use permit for the fourth time in April of 2025.-Concord Homes Townhomes: The City Council approved a zone change for 28 for-sale townhomes at 3201 South Redwood Road on 5/13/2025. The developer is currently working on the subdivision plat.-Cypress Cove Townhomes: 1 permit (3 units) was issued during the reporting period. 3 units of the 12 total units have been permitted.-Erin Hills: All permits have been issued for this project and all of the buildings have been completed.-H20 Lofts East: The City Council approved a zone change for 26 for-rent townhomes at 2996 South Redwood Road on 5/27/2025. The developer is currently working on the site civil package. -Heather Villas Senior Condos: 2 permits (8 units) were issued during the reporting period. 8 units of the 84 total units have been permitted.-Lofts on 35th Townhomes: Permits have been issued for all 50 units within the project.-Solari Condos and Townhomes: The City Council approved a zone change despite for 289 units (40 condos and 249 townhomes) at 3688 South Redwood Road (former Redwood Drive-In site) on 9/17/2025. This zone change was highly contentious with significant public opposition highlighted by the media including opposition from a State Senator and State Representative. Despite the opposition, the City Council approved the zone change to allow more residential along a commercial corridor served by transit.-Sonrise Townhomes: 2 permits (6 units) were issued during the reporting period. 6 units of the 33 total units have been permitted. -The Cottages at Pearce Farm: 2 permits (8 units) were issued during the reporting period. 8 units of the 65 total units have been permitted.-The Views Senior Apartments: There has been no change with this project. -Village at Rivers Edge Apartments Expansion: 15 units were permitted during the reporting period. 20 units of the 37 total units have been permitted.

C

N/A

E
The City issued 13 permits for internal ADUs during the reporting period.

F
The land use regulations and land use decisions are described above in response to question 3.Also, additional units were permitted at the Village at River's Edge project. This project is converting commercial space into residential. This project is the result of a City approved development agreement amendment approved in a previous reporting period.

G
The response to question 3 above answers this question.

H
The land use regulation was already in place before the reporting period.

N
N/A

P
N/A

U
See the response to question 3 above.

O
N/A

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A
The developer of the Views on 6200 Townhomes discovered soil contamination.

C
None

E
None

F
As described above in the response to question 3, the developer of the Central Station Apartments has not yet started construction.

G
As mentioned previously, the Central Station Apartments have been postponed due to high interest rates and construction costs.

H
As mentioned previously, the Central Station Apartments have been postponed due to high interest rates and construction costs.

N
N/A

P
None

U
None

O
None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A
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.

C
All 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.

E
This number matches the number of ADU permits issued during the last reporting period. The issuance of ADU permits is positive in that it creates more housing supply.

F
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. The City approved rezones along Redwood Road will increase housing supply along a 7-lane commercial corridor serviced by transit.

G
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. The City approved rezones along Redwood Road will increase housing supply along a 7-lane commercial corridor serviced by transit.

H
No changes occurred during the reporting period.

N
Assistance given through the police residency incentive program reduces rent or mortgage payments by $165/month.

P
During the reporting period, 35 West Valley City students received assistance through the program.

U
The adoption of the first Fairbourne Station Vision (originally called the City Center Vision) and subsequent updates have led to a significant housing market response including the construction of 426 apartments and the approval of 330 additional apartments.

O
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.

7. **Links to supporting documentation** *(Optional)*

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Attachment to supporting documentation *(Optional)*

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FEEDBACK & RECOMMENDATIONS

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

Other (Please specify)

Have the State address the regulatory and financial challenges of building condos. In urbanized areas in Utah, condos are one of the few ways of building affordable for-sale product.

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

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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

White City

Who is filling out this report?
Daniele Benigni
Long Range Planner I
dbenigni@msd.utah.gov
3853773765

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://msd.utah.gov/446/Moderate-Income-Housing-Plan

Link to general plan, moderate income housing element:
https://msd.utah.gov/446/Moderate-Income-Housing-Plan

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
https://gis.msd.utah.gov/server/rest/services/MSD_Zoning/FeatureServer

When did the last zoning map or text amendment occur?
May 3 2024

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
There are a total of 3 entitled residential units that have not received a building 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.
0, 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.**
There are a total of 3 parcels that could be 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.**
There are 0 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.
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 notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
White City is nearly built out, with the exception of these 3 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

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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 3 recorded Accessory Dwelling Units in White City as of 2025.
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
There have been 3 building permits that have been issued to construct an ADU in White City between August 1, 2024 and July 31,2025.

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
There have been 0 business licenses that have been issued between August 1, 2024 and July 31, 2025 to rent ADUs in White City.

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
There have been 0 permits issued for an ADU in White City granted between August 1, 2024 and July 31, 2025.

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

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2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

B

Q2 2024 – Q2 2025, Sego Lilly Drive ImprovementsQ3 2024, Grant Award for Sego Lilly Demonstration Project (SS4A Grant for Traffic Calming Methods)Q3 2024, Restriction of Trucks on Sego LillyQ2 2025, Update on Engineering Standards

E

Q3 2024, Survey about detach ADU Q2 2025, ADU Amnesty ProgramQ3 2025, ADU Fees Adjustment

I

Q4 2024 ADU subcommittee meeting

O

Q1 (Annually): Continue to Promote Housing Preservation through a program or partnership.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

B

White City during the current reporting period took several steps, to achieve goals that brought significant major benefits to the community not only by improving the existing effectiveness of the current infrastructure but also by safeguarding investments that can support moderate income housing and housing stability. From our 2024 MIH report we mentioned that for White City “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.” The Wasatch Regional Front Council (WFRC) 2023-2050 Regional Transportation Plan (RTP) identified Sego Lily Drive Road as a future active transportation route. After the continued participation in discussing the RTP in 2024 and 2025, between Q2 2024 and Q2 2025 there have been major improvements made into Sego Lily Drive Road. This project reconstructed the road with curbs and gutters, sidewalks, traffic calming features, new pavement, streetlights, and many other improvements. This was needed for several reasons including the age and condition of the roadway and curbs, lack of traffic calming measures, narrowness of the existing road and ultimately prepare this road for its future regional growth as a critical corridor.Additionally, White City has been actively working in pursuing relevant grants that could help the community with its infrastructure. (Q3 2024) On September 9th, 2024, White City, together with another community, were jointly awarded the Safe Streets for All Demonstration Grant (SS4ADG). The SS4ADG is a federal grant opportunity that allows municipalities to employ temporary measures on roadways that slow traffic and create safer streets. This technique will allow White City to explore different mechanisms for traffic calming and to study which mechanisms work best for the communities before investing in permanent infrastructure. These demonstration activities will target areas called out in the Walk White City plan and to help inform long term action plans. More broadly, SS4ADG will be used for a series of interconnected temporary safety improvements on streets in the community that will inform the Wasatch Front Regional Council (WFRC) Safety Action Plan as well as future efforts of the Greater Salt Lake Municipal Services District and Salt Lake County.The project will employ temporary materials such as paint, road tape, and delineator posts to enact quick-build projects that re-allocate roadway space, in order to measure transportation safety impacts and inform permanent projects in the future. This project will take street safety approaches and countermeasures raised in the WFRC Safety Action Plan and test their effectiveness in the unique context of the MSD. The demonstrations will be strongly informed by the Safe System Approach; an approach formulated by the Federal Highway Administration. In White City, demonstrations will focus on slowing traffic and improving crossing visibility while also seeking opportunities for small public spaces that lend a more human scale to the street. These projects are intended to reduce conflicts between vehicles and other road users. White City Trail Crossings: Carnation, Larkspur, and Galena (Staff will test different strategies at each crossing). Potential strategies could include bulb-outs, median refuges, hi-visibility markings, daylighting, advance warning, and associated

placemaking. Key Community Intersections: Carnation-Larkspur and Galena-Poppy (important for school access). Corridor Traffic Calming: Larkspur (near Alta View) and Galena.We will measure the benefits of various interventions through data collection and evaluation within a determined trial period. For these demonstration areas in White City, key questions we will address include: 1)Does intersection street paint, bulb-outs, and addition of pedestrian space slow vehicular traffic at residential intersections? (speed counts)2)How does increased visibility and improved crossings at the students' bus stop location improve feelings of safety and comfort? (survey or interview students and parents)3)Does designation of on-street pathways encourage increased pedestrian and bike traffic? (counts)4)Does designation of on-street pathways encourage slower vehicle traffic and more courteous driving behavior? (speed counts) (observation)5)Do painted crosswalks improve visibility of pedestrians at mid-block crossings ? (observation)To safeguard the improvements made into Sego Lily Drive Road, council members expressed concerns about the potential damage to the road infrastructure due to heavy traffic. Recommendations have been made in order to have Trucks weight limits established on Sego Lily Drive Road. During Q1 2025 preparations have been made, as signs are planned to be installed to indicate truck restrictions, though the specific weight limit is still being determined.Last, during Q2 2025, White City passed a resolution to adopt engineering standard drawings and specifications. For many years, while Salt Lake County Public Works Engineering handled local projects, White City simply followed the county's Engineering and Flood Control Standard Drawings and Specifications. That arrangement changed when the Greater Salt Lake Municipal Services District assumed direct responsibility for White City's engineering services. Recognizing the need for a clear, city specific framework, the council concluded that adopting its own set of standards would best serve residents and future development. On May 1, 2025, the council unanimously approved a new document titled "White City Engineering Standard Drawings and Specifications," thereby establishing it as the official reference for all engineering work within the municipality.

E

Since the implementation of the White City Moderate Income Housing Plan 2020, Staff has worked to help White City in understanding how ADUs could positively impact the community. During the reporting period and the 12 months prior to it, several actions have been taken to help White City moving forward with Strategy E. In Q3 of 2024, Municipal Services District (MSD) Planning Staff presented survey results from a 2023 county wide initiative to identify public opinion towards accessory dwelling units (ADUs) as well as barriers to ADU construction to the White City Council (Council). This survey was distributed in effort to satisfy criteria for the State mandated annual Moderate Income Housing (MIH) Report. Like other jurisdictions in Salt Lake County, White City is required to make progress toward Strategy "E' of the MIH report. This strategy specifies that a jurisdiction must "create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones". Twenty-six White City residents participated in the survey. Nineteen were in favor of the construction of ADUs in their neighborhood. Seven respondents indicated that they would like to see detached accessory dwelling units (DADUs) allowed in White City as they are currently prohibited. In response to these findings and the requirement for the city to continue to make progress toward Strategy E, Council directed Municipal Services District (MSD) Planning Staff to explore

scenarios where DADUs may be feasible and fit within the character of White City. Two members from the Council and one member from White City's Planning Commission were appointed to form a subcommittee to help guide this study.There are four zones in White City in which single-family residential properties are located: R-1-8, R-1-21, A-1, and A2 . Most single-family homes, and properties in general, are located in the R-1-8 zone. The lot sizes in this zone are fairly consistent in size with an average of about 8,800 square feet. The configurations of the lots are also fairly consistent with two prominent lot shapes: rectangular (typically 70 ft by 125 ft) and trapezoidal (varies in size). Residential lots zoned R1-8 are, on average, smaller than residential lots in the other zones. The smallest built residential lot is 6,500 square feet. Residential building footprints in R-1-8 are also, on average, smaller than residential building footprints in the other zones. The average residential building footprint for the primary structure is 1,200 square feet in this zone. Many homes in this zone are either single story homes or split level. In R zones, all structures are restricted to a combined maximum lot coverage of 40%. Accessory structures in the rear yard are restricted to a maximum rear yard coverage of 25%. There is no maximum coverage for rear yards in the A zones. However, the A-1 zone has a maximum overall coverage of 30% while the A-2 zone has a maximum of 70%. Accessory structures are restricted to a maximum height of 20 ft in any R zone and 35 ft in an A zone. Internal ADUs are currently not allowed in the R-1-21, or any A zone.After analyzing the existing conditions, the subcommittee and staff believe DADUs could be feasible and fit within the community character of White City with restrictions. Staff recommends the Council consider the following restrictions: 1)DADUs are only allowed on residential properties with a lot size of 8,000 sq ft or greater. 2)DADUs are only allowed in the rear yard. 3)DADUs shall not exceed a certain size. The subcommittee recommends a 600-800 sq ft size limitation based on lot size 4)The minimum setback for a DADU shall be 5 ft from the rear and side property lines and 6 ft from the primary structure. These standards have been supported by Unified Fire Department and the MSD Building Official. 5)The height of the DADU is limited to the height of the existing house, except for DADUs on top of garages, then the height limitation is "x" ft. Staff recommends 24 ft. 6)The subcommittee recommends that ADU may be built on top of existing garages that are located in the rear yard and are exempt from setback standards as long as they meet all other land use and building requirements. Restricting DADUs in terms of scale and location on the property will maintain the single-family character of White City. The Council will have to decide whether to allow DADUs in all zones or only the R-1-8 zone as internal ADUs are only allowed in the R-1-8 zone. Staff recommended having a public input session including potentially distributing another survey on this topic before it is heard by the Planning Commission and Council.At the end of Q3 2024, Staff was directed by the White City Council to create a survey to distribute to White City residents to gather public opinion regarding detached accessory dwelling units (DADUs). With 54% of survey respondents being in favor of DADU's and 35% of survey respondents not in favor, staff determined there are more residents that are in favor of permitting DADUs in White City than those who are not. Residents in favor of DADU's are on average younger than those who oppose DADU's. This may suggest a difference in perspective regarding housing types among different generations. However, most of the respondents in favor of DADUs indicated that they would support reasonable restrictions to DADUs in White City. In response to the findings obtained through the surveys done, an additional tool identified by staff to help with strategy E for White City was the creation of an Amnesty Program (Q2

2025), a policy concept aimed at bringing existing ADUs into compliance.The idea behind the Amnesty Program is to legalize unpermitted ADUs while maintaining safety and habitability standards, without imposing undue burdens on property owners. The program would offer a pathway to compliance that may include relaxed zoning standards, fee reductions, or modified inspection procedures. Because of the complexity involved, staff initiated preliminary discussions in June 2025 with representatives from Current Planning, the Building Department, and Business Licensing. These discussions are focused on understanding the local context of ADUs in for the community, reviewing previous enforcement cases, and identifying which regulations may need to be amended to support the program's success.To achieve all this, the goal is to begin drafting guidelines and identifying specific policy or code changes that would support implementation together with regular coordination between departments and establishing the foundational research necessary to shape the program. These guidelines will ultimately be brought forward for broader discussion, community input, and consideration by the Planning Commission and Council.This work supports Strategy E by proactively addressing regulatory barriers, creating a more inclusive approach to housing, and recognizing the role that ADUs play in increasing the availability of moderate income housing options in White City. The Amnesty Program, once fully developed, is expected to strengthen code compliance while supporting long-term housing affordability and neighborhood stability.Additionally, in Q3 2025, to help in creating a better structure and implementation process for ADU processes, White City implemented the following fees:1)General Business License, ADU License, $50.002)Land Use Fees, ADU – Includes limited agency review, $175.00

I

During Q4 2024 the ADU subcommittee met to discuss further how to advance strategy I but no action has been taken yet but the subcommittee will keep meeting and discuss about this strategy and the best way to present it to the community and how to implement it.

O

White City continues to work with SLCo's Lead Safe Housing Program as needed.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

B

Engineering standards drawings and specifications were adopted by Resolution 2025-05-03

E

During this reporting period, no land use decisions have been made yet to further implement this strategy. The Subcommittee for ADUs recommended that the Council direct staff to draft ordinance language that would permit DADUs in White City with the following restrictions:1)A cap shall be placed on the number of DADUs permitted in White City2)Properties with DADUs must be owner occupied3)DADUs must be located in the rear yard of the property4)Properties must have adequate onsite parking to accommodate a DADU5)Properties with a DADU must be at least 9,000 sqft.6)Only one accessory dwelling unit is allowed per single-family lot.7)The DADU are limited to maximum size of 600 or 700 sqft.8)No short-term rentals are allowed in an ADU9)DADU must be designed in a way that aesthetically fits within the city10)Properties with DADUs must receive approval from the water and sewer providers11)Inspections for health, safety and compliance are required every 5 years.

I

No land use regulation or decision has been made during the reporting period.

O

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.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

B

The Safe Streets for All (SS4A) Grant, a federal grant from the U.S. Department of Transportation, is currently on hold as the new administration reviews the program. At this time, there is no estimated timeline for when we will receive an update on the program’s approval or when we can resume work on the Safe Street Demonstration and Impact Assessment Project.

E
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.

I
None

O
None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

B
No market response have been observed during the reporting period. Investment in active transportation 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.

E
No market response have been observed during the reporting period.

I
No market response has been observed during the reporting period.

O
No market response have been observed during the reporting period.

7. **Links to supporting documentation** *(Optional)*

B

E

I

O

Attachment to supporting documentation *(Optional)*

B

E

I

O

FEEDBACK & 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

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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.gov
801.292.4421

Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

https://woodscross.gov/index.asp?SEC=D0D746AD-2A71-4F42-87C7-460CE4382955

Link to general plan, moderate income housing element:
https://woodscross.gov/index.asp?SEC=D0D746AD-2A71-4F42-87C7-460CE4382955

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. TYPE OF REPORT Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.
We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP
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. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.
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?
21-Mar

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.
40 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.**
11+ vacant 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.**
40 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.
Property owners not ready to develop and developers waiting for better profit margins

Provide any notes or explanations for the data entered above *(e.g., upcoming developments, clarifying data, context, etc.).*
A 22-unit townhome development was approved in November of 2025, but no building permits have been issued.A 42-lot single-family home development has received about half of their building permits.

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

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:
14
Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:
0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 *(if applicable, please provide the count and type of permit or license issued)*
0

REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. **Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.** *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

A
F
U
H
E

2. **Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report** *(e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);* **ii) the new report shows the action is still helpful to making progress on the strategy.**

A

oThe city has worked closely with developers and property owners on vacant parcels throughout the city that could potentially be rezoned for multi-family housing. oThe city is supporting a multi-family development that will be annexed into West Bountiful, but will need access from Woods Cross. This was previously going to be annexed into Woods Cross; however, the developer has decided to work with West Bountiful due to multiple access requirements through their city.

F

Hired Arcadis to be a consultant for the Station Area Plan.

U

Hired Arcadis to be a consultant for the SAP.

H

The city continues to meet with developers and inform them of the reduced parking requirements.

E

The city continues to work with residents who are interested in establishing an ADU.

3. **Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

A

The city has not taken any action as no applications have been submitted by property owners.

F

oThe city along with WFRC hired Arcadis to be a consultant for the SAP. oThe 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.

U

oThe city along with the consultant held an open house to receive feedback from residents.oThe Planning Commission held a public hearing on July 8 and forwarded a positive recommendation to the City Council to adopt the SAP.

H

The city has had multiple discussions with a 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.

E

1 application was submitted for review and was approved.

4. **Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

A

No applications have been submitted.

F

oThe Council will hold a public hearing, review, and make a decision on implementing the SAP in early August 2025. oNo applications have been submitted by developers or property owners.

U

No land use decision has been made regarding the SAP; however, the City Council has a scheduled public hearing to review and consider adoption of the SAP in early August 2025.

H
No applications have been submitted.

E
1 application was approved.

5. **What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A
The primary barrier is property owners not ready to develop.

F
None

U
None.

H
None

E
None

6. **Describe how the market has responded to the implementation of the strategy** *(e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).*

A
N/A

F
N/A

U
N/A

H
N/A

E
N/A

7. **Links to supporting documentation** *(Optional)*

A

F

U

H

E

Attachment to supporting documentation *(Optional)*

A

F

U

H

E

FEEDBACK & 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)*

Show how the data being collected in these reports is utilized and how it is providing more housing units and lowering housing costs.

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code 10-9a-403.1 Section (10).

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