

**ORDINANCE NO. 2023-06**

**AN ORDINANCE AMENDING THE CITY GENERAL PLAN, TO UPDATE THE AFFORDABLE HOUSING SECTION AND THE REFERENCED GOALS AND OBJECTIVES IN THE SUPPLEMENTARY AFFORDABLE HOUSING PLAN**

**WHEREAS**, the Washington City Community Development Department has recommended the following General Plan and its supplementary Affordable Housing Plan specifically the Goals, Strategies and implementation timeline be adopted; and

**WHEREAS**, the Planning Commission, pursuant to applicable notice requirements, conducted a public hearing on January 18, 2023, which public hearing was closed, for the purpose of considering the proposed amended General Plan Affordable Housing Goals, Strategies and implementation timeline and its referenced Affordable Housing Plan making a formal recommendation to the City Council; and

**WHEREAS**, the City Council, pursuant to applicable notice requirement, conducted a public meeting on January 25, 2023; and

**WHEREAS**, the City Council has reviewed this amendment and determined that it is in the best interest of the public and promotes the health, safety and general welfare of the community; and

**WHEREAS**, the City Council of Washington City, Utah, desires to amend the General Plan Affordable Housing Goals, Strategies and implementation timeline and its referenced Affordable Housing Plan of Washington City, and

**BE IT ORDAINED BY THE CITY COUNCIL OF WASHINGTON CITY, UTAH**, that the following described verbiage is hereby amended by General Plan amendment request **G-23-01**, as identified in Exhibit A


**PASSED AND ORDERED POSTED** on this 25th day of January 2023.

Washington City

Attest by:

  
Tara Pentz, City Recorder



  
Kress Staheli, Mayor

**Washington City**  
Where Dixie Began

WashingtonCity.org



2022

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## Washington City Moderate Income Housing Strategies

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The Utah State Legislature updated the moderate income housing requirements in the spring of 2022 with the approval of House Bill 462. HB 462 requires each municipality to incorporate specific strategies along with identifying a timeline for meeting benchmarks that will support the implementation of each strategy.

The purpose of implementing the Moderate Income Housing Strategies will provide further guidance to the affordable housing section identified in the General Plan. For further information regarding affordable housing, reference our affordable housing plan here: <https://washingtoncity.org/development/affordablehousingplan>

The strategies identified in this document will aid in the effort of providing a reasonable opportunity for a variety of affordable housing, including moderate income housing, and to meet the needs of the population desiring to live in the City.

## **Strategy 1 (E): Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones**

### Implementation plan with timeline:

1. Create a process to track the building permits issued for internal and external accessory dwelling units. Begin brainstorming Fall 2022
  - Complete by Spring of 2023
2. Integrate internal and external dwelling unit count into building department tracking spreadsheet and include statistics in quarterly reports.
  - Ongoing
3. Review city code regarding internal and external accessory dwelling units looking at parking requirements. Research best practices for accessory dwelling units and compare best practices with city code. Propose city code amendments for the internal and external accessory dwelling units. Begin review Summer 2023
  - Complete Winter 2023

### Measures of success

- Ability to track permits issued for internal/external dwelling units.
- Ability to visually see the statistics for interna/external dwelling units
- City code amended

## **Strategy 2 (F): Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investments corridors, commercial centers, or employment centers**

### Implementation plan with timeline:

1. 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 Summer 2025
2. Adopt a general plan amendment to the mainstreet area. Begin Spring/Summer 2025
  - Complete by Summer 2026

3. Give strong consideration to quality zone change applications that demonstrate increased density in or near commercial areas, mixed use areas and/or high traffic roadways.
  - Ongoing

#### Measures of success

- General plan amendment adopted
- City awareness in the value of increased density and its location
- Ability to satisfy city and developer needs in increased density opportunity

**Strategy 3 (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.**

#### Implementation plan with timeline:

1. While we currently do not have any "major" transit corridors, we will be looking into reducing parking requirements for senior living facilities as this may help increase density and/or reduce overall land costs for the developer; therefore, driving down construction costs that could be passed on to the seniors residing in the facility. Review best practices regarding parking needs for senior living facilities and possibly amend city code. Begin review summer 2025
  - Complete review Winter 2025
2. Propose city code amendment for parking at senior living facilities.
  - Complete Spring 2026

#### Measures of success

- City code amended