

**ORDINANCE NO. 2024-09**

**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 City Council, pursuant to applicable notice requirements, conducted a public hearing on March 27, 2024, 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 March 27, 2024; 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-24-02**, as identified in Exhibit A

**PASSED AND ORDERED POSTED** on this 27th day of March 2024.

Attest by:



Tara Pentz, City Recorder



Washington City



Kress Staheli, Mayor

## Exhibit A

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# Washington City Moderate Income Housing Strategies

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2024 Revision

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://washingtonty.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.

### **BACKGROUND:**

For this revision, Staff is proposing to extend the due date of Strategy 1 to the Fall of 2024 along with a few other minor changes to Strategy 2 and 3 to stay in compliance for this year's report

### **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 Fall 2024

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 Winter 2025
2. Adopt a general plan amendment to the mainstreet area. Begin Spring/Summer 2025  
- Proposal made Winter 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 proposed to the City Council
- 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 amendment proposed

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### **Strategies provided by the state available to implement into General Plan**

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Municipalities and counties must include at least three strategies - municipalities with a “fixed guideway transit station” (train or BRT station) must have at least four strategies. The menu of strategies includes the following:

- A. Rezone for densities necessary to facilitate the production of moderate income housing
- B. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing
- C. Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing
- D. Identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the county/municipality for the construction or rehabilitation of moderate income housing
- E. -Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones
- 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
- 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
- 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
- I. Amend land use regulations to allow for single room occupancy developments
- J. -Implement zoning incentives for moderate income units in new developments
- 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
- L. Reduce, waive, or eliminate impact fees related to moderate income housing

- M. Demonstrate creation of, or participation in, a community land trust program for moderate income housing
- 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
- O. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing
- P. Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing
- Q. Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act
- R. Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530
- S. Create a program to transfer development rights for moderate income housing
- T. Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing
- U. Develop a moderate income housing project for residents who are disabled or 55 years old or older
- V. Develop and adopt a station area plan in accordance with Section 10-9a-403.1
- W. Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones
- X. Demonstrate implementation of any other program or strategy to address the housing needs of residents of the county/municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing

Notes:

1. Municipalities with a fixed guideway transit station must include strategy V in their moderate income housing element.
2. Strategy "O" above does not include the phrase "an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperative Act," for counties.
3. Strategy "V" above does not apply to counties.