

WEST BOUNTIFUL CITY

RESOLUTION #529-22

A RESOLUTION UPDATING THE HOUSING ELEMENT OF THE WEST BOUNTIFUL GENERAL PLAN

WHEREAS, the West Bountiful City Council is empowered to adopt and amend the City's General Plan pursuant to UCA 10-9a-401; and

WHEREAS, in 2022, the legislature required that by October 1, 2022, the city amend its general plan to recognize the legislature's determination that municipalities facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and

WHEREAS, the city is required to select and plan for the implementation of a minimum of three moderate income housing strategies as described in UCA 10-9a-403(2)(b)(iii); and

WHEREAS, on September 20, 2022, the West Bountiful City Council adopted amendments to the General Plan that included the required elements listed above, and

WHEREAS, on November 18, 2022, the city received a Notice of Non-compliance from the Department of Workforce Services, Housing and Community Development Division based on not using the verbatim language of the options listed in UCA 10-9a-403(2)(b)(iii).

NOW THEREFORE, BE IT RESOLVED by the City Council of West Bountiful City that Section VI of the West Bountiful 2019-2039 General Plan be modified as reflected in attached Exhibit A.

This ordinance will become effective upon signing and posting.

Adopted this 6th day of December 2022.

VOTING:

James Ahlstrom
James Bruhn
Kelly Enquist
Mark Preece
Rod Wood

Yea	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
Yea	<input checked="" type="checkbox"/>	Nay	<input checked="" type="checkbox"/>
Yea	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
Yea	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
Yea	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>


Kenneth Romney, Mayor



ATTEST:


Cathy Brightwell, City Recorder

6.4 Tools And Implementation Strategies

The above analysis demonstrates that there is reduced opportunity for moderate-income households to obtain quality housing in the city, as compared to other years. The available affordable housing comes mainly in the form of smaller single-family dwelling units, multi-family units, accessory dwelling units and mobile homes.

It is important for West Bountiful to consider a variety of housing types in the future in order to be able to meet the needs of a variety of residents, including special needs populations, elderly housing, and entry-level housing.

During the last several years, the Utah State Legislature has attempted to address the current housing crisis through required strategies intended to reduce housing costs within communities. A Moderate Income Housing Plan (MIHP) is required by the State as part of UCA 10-9-307. This requirement was first introduced in 1996 and has since been updated nearly every year. The most recent changes outline 24 strategies that can help to address the current housing crisis. Of those 24 strategies, West Bountiful must select three and devise an implementation timeline to accomplish each goal/strategy. The strategies are intended to help provide housing for those persons/families making less than 80% of the AMI which is based on average incomes in the County.

PURPOSE AND OBJECTIVE:

1. To meet the needs of people of various income levels living, working, or desiring to live or work in the community.
2. To allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life.
3. Determine how the jurisdiction will provide realistic opportunity to meet the need for additional moderate income housing within the next five years.
4. Receive consideration for funding of projects based on compliance with the moderate income housing requirement.

STRATEGY 1 - Develop and Adopt a Station Area Plan in Accordance with ~~UCA Section~~ 10-9a-403.1.

Although West Bountiful's city boundaries do not include a transit station, the nearest station in Woods Cross is within one-half mile. The one-half mile distance is considered a walkable length and therefore for specified areas along 500 South, a station area plan could be developed in a coordinated effort with Woods Cross City.

Steps and Implementation timeline (2023-2025)

1. Coordinate with Woods Cross during the first six months of 2023. Consider a formal agreement.
2. After a coordination strategy is created, seek funding for such a plan within Wasatch Front Regional Council's resources during the last 6 months of 2023.
3. Create the plan during 2024.

4. Hold hearings and move the plan through to adoption toward the end of 2024 and likely complete that process during 2025.

STRATEGY 2 - 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.

The city's parking regulations have not been reviewed or updated for some time. A review of parking ratios, an allowance for parking studies, and shared parking could be included in an update of this zoning chapter.

Steps and Implementation Timeline (2023)

1. Review and update current parking regulations.
2. Create new draft.
3. Present draft to staff for comments.
4. Present updated draft to planning commission for comments. Schedule joint work session with city council if necessary.
5. Set a public hearing with the Planning Commission.
6. Present to City Council for adoption in 2023.

STRATEGY 3 — Reduce, ~~or~~ Waive, or Eliminate Impact Fees ~~for~~ Related to Moderate Income Housing.

The city currently waives impact fees for accessory dwellings units (ADUs). Waiving and reducing fees is a city council responsibility.

Steps and Implementation Timeline (2023)

1. The city council will discuss the pros and cons of reducing/waiving such fees during 2023.
2. If a decision is made to reduce or eliminate certain fees, the city council will adopt a revised fee schedule in 2023.