

ORDINANCE # 18-2022

AN ORDINANCE AMENDING THE MODERATE-INCOME HOUSING PLAN ELEMENTS OF THE SPRINGVILLE GENERAL PLAN.

WHEREAS, the City has a Moderate-Income Housing Plan as a required element of the General Plan; and

WHEREAS, the City is required by Utah State Code to update the Moderate-Income Housing Plan; and

WHEREAS, the City Planning Commission considered the amendment and conducted a public hearing on September 13, 2022, and has recommended approval of the proposed amendment;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Springville, Utah that:

Section 1. The Moderate-Income Housing Plan is hereby amended as attached as Exhibit A.

Section 2 This ordinance shall become effective upon adoption by the Springville City Council and publication as required by law.

ADOPTED by the City Council of Springville, Utah, this 20th day of September 2022.



Matt Peckard, Mayor

Mayor Pro Tem Michael Snelson

ATTEST:



~~Kim Crane, City Recorder~~

Jennifer Gregg, Deputy City Recorder



EXHIBIT A

Moderate-Income Housing Plan Amendment

Springville Moderate-income Housing Plan 2022 Update

The affordability of housing is an issue for most cities along the Wasatch Front. The following section is intended to explain the current housing cost situation and meet Utah State requirements for moderate-income housing.

Utah State Code 10-9a-408 requires cities to update and review their moderate-income housing plan as part of the general plan update. As defined by state code a moderate-income housing plan is comprised of five elements:

- an estimate of the existing supply of moderate-income housing located within the City;
- an estimate of the need for moderate-income housing in the City for the next five years as revised biennially;
- a survey of total residential land use;
- an evaluation of how existing land uses and zones affect opportunities for moderate-income housing; and,
- a description of the City's program to encourage an adequate supply of moderate-income housing.

In 2019, Senate Bill 34 introduced additional requirements for the moderate-income housing element and annual reporting requirements. UCA 10-9a-403 (2)(b)(iii) required municipalities to include three or more of the listed strategies in the moderate-income housing element of their general plan and UCA 10-9a-401 requires cities such as Springville to report annually on the progress of the mandated updated planning.

In 2022, House Bill 462 was adopted and expanded the strategies municipalities may choose to create more flexibility and creativity in bringing moderate-income housing to the respective communities. HB 462 amended the code to require the inclusion of an implementation plan within the General Plan and to set a timeline to implement the required strategies that have been selected by the municipality. The list of strategies provided by SB 34 was revised and clarified in HB 462 along with the addition of new strategies to consider.

Moderate-income housing is defined by the state of Utah as, "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the City is located." The moderate-income population may include young families working through a college degree, fixed-income elderly, as well as those working for lower wages.

	Area Median	Moderate 80%	Low 50%	Very Low 30%
Utah County Income	\$77,057	\$61,646	\$38,529	\$23,117

Table 1-1

Estimate of Existing Housing Supply

2020 American Community Survey data (2016-2020 ACS 5-year estimates) reports 9,695 dwelling units in Springville. A September 2022 report shows 11,643 residential power meters. An analysis of the current supply of moderate-income housing was done by comparing households by income to dwelling units available for each income range (Comprehensive Housing Affordability Strategy (CHAS) Data 2012-2016). The following table reports Springville’s housing gap for renter households at each income level.

Table 1-2

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	9,655	14,375	9,455	4,720	-200
≤ 50% HAMFI	4,780	6,525	2,985	1,745	-1,795
≤ 30% HAMFI	2,250	1,545	430	-705	-1,820

Springville’s housing gap for rental households is low in absolute value but represents a 51% shortage at the less than or equal to 30% HUD Area Median Family Income level.

This gap estimate may not provide a complete picture of the need for affordable rental housing. The first limitation is that generally, households with very-low incomes receive subsidies from federal and state programs, which increases the amount of housing available to those households. In November 2019, Springville had a total of 148 households that received subsidies from the Utah County Housing Authority. The second limitation is the underreporting of non-permitted accessory dwelling units which constitute an important source of affordable housing.

Estimated Need for Moderate-income Housing over the Next Five Years

An updated projection of 5-year affordable housing needs in accordance with UCA 10-9a-103(41)(b) is included as Appendix 1.

Survey of Total Residential Land Use

Springville has a total area of 9,242 acres with 5,094 gross acres zoned to permit residential use, accounting for 55% of the total land area. Areas for each zone are tabulated below in acres.

Zone	CC	R1-10	R1-15	R1-5	R1-8	R2	RMF-1	RMF-2	RMHP	TC	VC
Area (acres)	171	2,073	887	311	859	516	25	75	60	35	83

Table 1-3

Evaluation of How Existing Land Uses and Zoning Affect Moderate-income Housing

Springville currently has zoning ordinances and land uses that encourage affordable housing.

- Density Bonus Program - Springville has a density bonus program that allows flexible options for developing higher densities if certain requirements are met. The requirements are improvements such as building materials, parkland and improvements, linear open space, fees, and public property dedications.
- Higher Density Zoning-There are areas zoned to allow higher densities, mixed-use development, and density bonuses. In 2003, the acreage for higher densities was added to the general plan. This acreage is mainly located in the Westfields area near commercial development and transit. The Westfields Village Center adjacent to the proposed Springville Frontrunner station has the highest density allowed in Springville. In the village center, densities of up to nearly 30 units per acre can be reached by participating in the density bonus program.
- Accessory Dwelling Units-Springville has amended the city code to allow for accessory dwelling units in all residential zones in the city with the exception of mobile home parks
- Springville has rezoned land to accommodate higher density for sale and for rent housing including Cedar View Senior Living, a 31-unit affordable senior living project developed by the Housing Authority of Utah County.
- Springville City, in cooperation with Utah Transit Authority, is in the initial stages of preparing a Station Area Plan for the Springville FrontRunner station which will include a Housing Needs Assessment to identify key opportunities for affordable housing within the station area.

How Springville Plans to Meet the Future Needs of Moderate-income Housing

Springville plans to meet future moderate-income housing needs by adopting and implementing the following strategies.

- Rezone for densities necessary to assure the production of MIH
- Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
- Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers
- Encourage higher density or moderate-income residential development near major transit investment corridors

Strategy 1

1. State strategy municipality included in the moderate-income housing element of its general plan below.
 - a. Strategy A. Rezone for densities necessary to facilitate the production of MIH
2. Please state the municipality's goal(s) associated with the strategy
 - a. Review each zone map amendment request for an increase in residential density to determine if the proposed change contributes to the completeness of and housing balance within its neighborhood and if it advances the city's desire to provide moderate-income housing.
 - b. Initiate city sponsored zone map amendments for areas identified as well suited to increased residential density.
3. What are the specific outcomes that the strategy intends to accomplish?
 - a. Springville desires diverse and sustainable neighborhoods that provide opportunities for community engagement to the broadest range of residents.
 - b. Springville desires residents of moderate-income housing to have access to employment, recreation, and daily needs without needing a car. Providing for residential density in complete neighborhoods and mixed-use areas will contribute to this outcome.
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
 - a. Springville maintains a database of zone map amendments and housing development, tracking single-family attached and multi-family developments.
5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
 - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.
 - i. Provide a clear process for zone map amendment applications.
 - ii. Identify the areas for city sponsored zone map amendments.
 - iii. Initiate an update of the general plan to ensure that adequate area is provided for higher-density housing to facilitate moderate-income housing.
 - b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.
 - i. Community Development staff and City Administration are responsible for completing these key tasks
 - c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.
 - i. Staff time will need to be allocated to refine the application process for zone map amendments.
 - ii. Staff time and City Council meetings are required for the zone map amendment process.
 - iii. Funding and substantial staff time will need to be allocated to update the General Plan
 - d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

- i. The refinement of the zone map amendments application process will be completed by July 1, 2020.
 - ii. The first city sponsored zone map amendment will be completed by October 1, 2020.
 - iii. The General Plan Update will be completed by October 1, 2021.
- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?
 - i. The zone map amendment application process has been reviewed and refined.
 - ii. The first city sponsored zone map amendment was completed on September 1, 2020. This amendment changed the zone for a nearly 4-acre block in Springville's downtown from Community Commercial to the new Main Street South Gateway Zone; a downtown mixed-use zone permitting multifamily and attached single-family housing with no density limit.
 - iii. The General Plan Update process has commenced under the direction of the City Council, beginning with the procurement of a consultant for the project.
 - iv. Springville has rezoned 20 acres from an R1-10 Zone to a special overlay, increasing the density from 4.2 du/acre to 11 du/acre, providing for a potential of an additional 136 units. These units include small single-family homes, cottages, multiple townhome types, stacked flats, loft homes, apartments, and others, which provide a diverse range of moderate-income housing options.
 - v. The city is currently considering the Lakeside Landing Special District Overlay Zone which would rezone nearly 200 acres from commercial to residential ranging from 12 to 24 units per acre, providing for nearly 2,000 additional housing units across a diverse range of unit types.
- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?
 - i. No results deviated from the desired outcomes specified. The barriers encountered included concern from citizens and elected officials about the height and density proposed by staff for the city initiated rezone, and concern over reducing the land available for commercial development by mixed-use, or residential zone map amendments.
- g. (Optional) Have you considered efforts to use moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?
 - i. Yes.

Strategy 2

1. State strategy municipality included in the moderate-income housing element of its general plan below.
 - a. Strategy B Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing
2. Please state the municipality's goal(s) associated with the strategy
 - a. Adopt a Public Infrastructure District Policy with the option to utilize impact fees to assist with infrastructure in residential developments.
 - b. Require the development of dedicated moderate-income housing units for developments within the boundaries of a Public Infrastructure District
3. What are the specific outcomes that the strategy intends to accomplish?
 - a. Springville desires to encourage developers to provide moderate-income housing units as a public benefit in return for the benefits afforded by a Public Infrastructure District
 - b. Springville desires to increase the number of affordable housing units available in residential developments to facilitate the integration of moderate-income housing throughout the City.
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
 - a. Springville will utilize development agreements to outline the requirements for the set aside of moderate-income housing units and will require verification in annual reports required as part of the Public Infrastructure District Policy.
5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
 - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.
 - i. Adoption of a Public Infrastructure District Policy
 - ii. Establish evaluation criteria for Public Infrastructure Districts which include provisions for setting aside moderate-income housing units within residential developments.
 - b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.
 - i. Community Development staff and City Administration are responsible for completing these key tasks with adoption by City Council.
 - c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.
 - i. Staff time will need to be allocated to refine the evaluation criteria for Public Infrastructure Districts
 - ii. Staff time and City Council meetings are required for policy adoption process.
 - d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.
 - i. The adoption of a Public Infrastructure District Policy is anticipated to be completed by year-end 2022.
 - e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

- i. The Public Infrastructure District Policy is currently under review by City Staff for presentation to the City Council
- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?
 - i. At this time, Springville City has not had the opportunity formally adopt or implement a Public Infrastructure District but has been approached by residential developments to discuss establishing such a district and anticipates that formal application will be made once a policy is formally adopted by the City Council.
- g. (Optional) Have you considered efforts to use moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?
 - i. Yes.

Strategy 3

1. State strategy municipality included in the moderate-income housing element of its general plan below.
 - a. Strategy E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones
2. Please state the municipality's goal(s) associated with the strategy
 - a. Provide for simple and by-right establishment of accessory dwelling units within most residential areas in the city.
3. What are the specific outcomes that the strategy intends to accomplish?
 - a. Increase the amount of affordable housing and community wealth by increasing the provision of accessory dwelling units.
 - b. Reduce the demand for green field development and infrastructure expansion by increasing residential density in established neighborhoods.
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
 - a. The city tracks the number of permitted and licensed ADUs year over year.
5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
 - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.
 - i. 1. Draft regulations for the establishment and monitoring of accessory dwelling units.
 - ii. 2. Adopt ADU ordinance
 - iii. 3. Advertise ADU ordinance and administer establishment and monitoring procedures.
 - b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.
 - i. Community Development Staff
 - ii. Community Development Staff, City Council
 - iii. Community Development Staff
 - c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.
 - i. Staff time will need to be allocated to draft regulations and administer the ADU program.
 - d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.
 - i. 1. March 1, 2020
 - ii. 2. May 1, 2020
 - iii. 3. May 1, 2020 - ongoing
 - e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?
 - i. Code drafting was completed.
 - ii. The revised ADU ordinance was adopted on August 4, 2020. The ordinance extended ADUs as a by-right land use to all single-family homes city-wide.

- iii. Production of explanatory materials and processing forms is complete. The city issued eight ADU certificates in 2021 and nine certificates to date in 2022.
 - iv. Code amendments to comply with revisions to the state law were completed in August of 2021.
 - f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?
 - i. As expected there were citizens who both supported and opposed the expansion of ADUs, but support outweighed opposition.
 - ii. The results were better than expected as staff was unsure if the council would support such a broad expansion.
 - g. (Optional) Have you considered efforts to use moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?
 - i. Yes

Strategy 4

6. State strategy municipality included in the moderate-income housing element of its general plan below.
 - a. Strategy F. Zone or rezone for higher density or moderate-income residential development in commercial and mixed-use zones near major transit investment corridors, commercial centers, or employment centers.
7. Please state the municipality's goal(s) associated with the strategy
 - a. Encourage the development of complete neighborhoods by providing opportunities for diverse housing in commercial and mixed-use zones.
8. What are the specific outcomes that the strategy intends to accomplish?
 - a. Springville desires to create places where access to employment and daily needs can be achieved without the use of a car and to have moderate-income housing available in those areas.
9. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
 - a. Springville maintains a database of zone map amendments and housing development, tracking single-family attached and multi-family developments.
10. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
 - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.
 - i. Initiate an update of the general plan to ensure that adequate areas of mixed-use and commercial development are designated to allow for higher-density housing to facilitate moderate-income housing.
 - b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.
 - i. Community Development staff and City Administration are responsible for completing these key tasks
 - c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.
 - i. Funding and substantial staff time will need to be allocated to update the General Plan
 - d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.
 - i. The General Plan Update will be completed in 2022.
 - e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?
 - i. Two key areas are under consideration for higher density mixed-use zones, ahead of the completion of the General Plan update.
 - ii. The General Plan Update process has commenced under the direction of the City Council, beginning with the procurement of a consultant for the project.
 - f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

- i. To this point, all indications are that the areas under consideration for higher density mixed-use are well supported and that such areas will be a key element of the updated General Plan.
- g. (Optional) Have you considered efforts to use moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?
 - i. Yes

Strategy 5

1. State strategy municipality included in the moderate-income housing element of its general plan below.
 - a. 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.
2. Please state the municipality's goal(s) associated with the strategy
 - a. Maximize residential development and employment adjacent to the planned Springville Frontrunner Station.
3. What are the specific outcomes that the strategy intends to accomplish?
 - a. Springville desires to create places where access to employment and daily needs can be achieved without the use of a car and to have moderate-income housing available in those areas.
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
 - a. Springville has already adopted a Transit Village Center zone for the planned station area and meets regularly with property owners in the area. Springville is also participating in the Southern Utah County Transit Analysis to facilitate the planning and development of the planned Frontrunner extension.
5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
 - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.
 - i. Review the current Village Center Zone to ensure that it is allowing for the maximization of residential development at the transit center.
 - b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.
 - i. Community Development staff and City Administration are responsible for completing this key task.
 - c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.
 - i. Staff time will need to be allocated to review the current zoning.
 - d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.
 - i. This work will be included in the General Plan Update which will be completed by October 1, 2021.
 - e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?
 - i. While the zoning is in place to accomplish this strategy, the zone text has not been reviewed and revised in light of changing practices in planning and evolution in the market for transit-oriented residential development.
 - ii. The city is collaborating with UTA and property owners to complete a station area plan for the planned site of the Springville Frontrunner Station.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?
 - i. The review of the current zone has not yet occurred.
- g. (Optional) Have you considered efforts to use moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?
 - i. Yes

ORDINANCE: #18-2022

SHORT TITLE: AN ORDINANCE AMENDING THE MODERATE-INCOME HOUSING PLAN ELEMENTS OF THE SPRINGVILLE GENERAL PLAN.

PASSAGE BY THE SPRINGVILLE CITY COUNCIL
ROLL CALL

NAME	MOTION	SECOND	FOR	AGAINST	OTHER
Liz Crandall		✓	✓		
Craig Jensen	✓		✓		
Chris Sorensen			✓		
Jason Miller			✓		
Mike Snelson			✓		
	TOTALS		5	0	

This ordinance was passed by the City Council of Springville, Utah on the 20th day of September 2022, on a roll call vote as described above.

Approved and signed by me this 20th day of September 2022

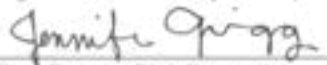


Matt Packard, Mayor
Mayor Pro Tem Michael Snelson

CITY RECORDER'S CERTIFICATE AND ATTESTATION

This ordinance was recorded in the office of the Springville City Recorder on the 20th day of September 2022, with a short summary being posted on the 26th day of September 2022; to the Utah Public Notice Website, and according to UCA 10-3-711. I hereby certify and attest that the foregoing constitutes a true and accurate record of proceedings with respect to Ordinance #18-2022.



Signed this 20th day of September 2022


Kim Crane, City Recorder
Jennifer Grigg, Deputy City Recorder