

Response Summary:

Department of Workforce Services

2024 Moderate Income Housing Report

This report can be saved and revised if a responder accesses the report from the emailed link, using the same browser and computer.

If you access the report from the HCD website or use another browser or computer to complete it, the report will need to be submitted in the same session.

Each time you hit the "Next" button, your progress will save.

All materials must be received by HCD no later than 11:59:59 PM on August 1, 2024.

Late submissions will not be accepted.

Please direct any questions to mih@utah.gov.

Q2. To Get Started, Please Select Your County or Municipality

- Saratoga Springs city

Q3. Who is filling out this report?

Preparer's Name	Tippe Morlan
Preparer's Job Title	Senior/Long Range Planner
Preparer's Email	TMorlan@saratogasprings-ut.gov
Preparer's Phone	801-766-9793 x116

Q4. County or Municipality Mailing Address

1307 N Commerce Drive, Suite 200 Saratoga Springs, UT 84045

Q5. Legislative Body's email (either one council or commission email, or emails for each council member or commissioner)

Mayor@saratogasprings-ut.gov

Q6. Other staff or elected officials' email (If you would like specific staff or officials notified of the municipality or county's moderate income housing report status, please include their contact information)

SCarroll@saratogasprings-ut.gov

KYoung@saratogasprings-ut.gov

MarkC@saratogasprings-ut.gov

Q7. 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.

Please choose from the following options:

(Select all that apply)

- 3) The county or municipality is in YEAR 2-5 of reporting on implementation plan tasks and timelines. (If the implementation plan has been updated or amended, progress made must be documented in this section of the report.)

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

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.

Q15. Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov.

If a shapefile is not available, please provide a link to maps and tables:

<https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=82ede6e7dfc641de896a72a2996e7fb1>

Q16. When did the last zoning map or text amendment occur?

July 2, 2024 (BLM land from Rural Residential to Natural Open Space)

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Q18. Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

15,355 units

Q19. 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.

Q20. 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.

854 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.

Q43. 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.

854 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.

Q44. 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 deficiencies have been resolved over the past year. Prior to this, developers were choosing to wait to record plats over bonding to cure deficiencies ahead of development.

Q21. Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, 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.

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

Q23. How does the county or municipality track known for rent Accessory Dwelling Units? (select one)

- Other:
IADU Registration Forms approved

Q24. Total known number of Accessory Dwelling Units recorded as of the report submission date:

14 total approved IADUs - We only have mechanisms to allow and track attached/internal ADUs.

Q25. Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

We don't track IADUs with building permits

Q26. Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

We don't tracking IADUs with business licenses

Q27. Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

3 IADU permit registrations approved

Q28. 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

Q29. 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 don't have dedicated staff to work on this full-time. Fast-growth cities are struggling to manage growth and land use applications, and it's a stretch to add on longer range housing policies and programs without dedicated staff and resources.

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1_Q31. 1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

- A

1_Q32. 2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Benchmarks 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.

1_Q33. 3. What page in the submitted plan can this be found?

Page 6 (12/19)

1_Q34. 4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Benchmark 1: Track total number and types of built, approved, and pending/entitled residential units.

* Built units: The city has approved 731 total building permits, 268 of which are for new residential development. This includes permits for 201 single-family lots and 67 multi-family structures ranging from 2-plexes to 10-plexes, amounting to 127 multi-family units.

* Approved units: The city has approved 2,113 residential units during this time period. This includes 900 units approved administratively through a Final Plat application, and 2,113 units approved by City Council (222 units through a Preliminary Plat application and 991 units through master planned developments).

* Pending units: 15,355 entitled units remain.

Benchmark 2: Breakdown of single-family product by lot size and IADU status.

We have a total of 12,447 single-family lots. 3,660 lots (29.4%) are equal to or less than 6,000 square feet. 8,787 lots (70.6%) are greater than 6,000 square feet. We have incorporated an IADU Eligibility function into our Planning dashboard/tracking system, which shows that we have 2,657 units that are eligible for IADUs and 12,975 units that are not eligible within the city.

Benchmark 3: Any new approved Community Plans and Village Plans.

Wildflower Village Plan 8 was the only new Community or Village Plan approved in the past year. It was approved with 274 residential units.

1_Q35. 5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

See Response to Item #4.

The above land use decisions directly reflect the metrics we are tracking to support variety and flexibility of housing types through current and proposed zoning.

1_Q36. 6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.

Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None, rezoning to our Planned Community zone just takes time. It requires a master planning process, which includes a master development agreement (MDA) and developing a Community Plan (CP) and Village Plan (VP) as guiding documents to regulate all development, in line with the MDA. While we don't have a lot of CPs or VPs which have been approved during this reporting year, we have several in progress.

1_Q37. 7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

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.

Additionally, as our city continues to face rapid growth, developers are often choosing not to bond for infrastructure and are 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.

We do not track metrics on rental properties.

1_Q38. 8. Links to supporting documentation (Optional)

<https://www.saratogasprings-ut.gov/196/General-Master-Plans>

1_Q39. Attachment to supporting documentation (Optional)

N/A

1_Q40. Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

- Yes

2_Q40. Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

- Yes

3_Q40. Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

- Yes

4_Q40. Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

- Yes

5_Q40. Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

- No

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

2_Q31. 1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

- E

2_Q32. 2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Benchmarks 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.

2_Q33. 3. What page in the submitted plan can this be found?

Page 7 (13/19)

2_Q34. 4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Benchmark 1: Continue to review and amend the code for increased clarity and usability.

The last IADU code amendment was on June 20, 2023. While the code has not been updated during the period of this report, a text amendment is in progress to respond to questions from the City Council as IADUs are reviewed and approved.

Benchmark 2: Track metrics on any applications for IADUs and report the number of IADU applications processed.

We have a total of 14 approved IADUs in the city, with 3 approved during this reporting period.

Benchmark 3: At least 3x a year, educate residents on how to obtain an IADU permit.

* October 2, 2023 - Social Media post - <https://www.facebook.com/photo/?fbid=693523759475120&set=a.221210626706438>

* October 12, 2023 - Breakfast with Planners breakout session on IADUs

* December 16, 2023 - Social Media post - <https://www.facebook.com/photo/?fbid=736337828527046&set=a.221210626706438>

* May 8, 2024 - Social Media post - <https://www.facebook.com/photo/?fbid=822861929874635&set=a.221210626706438>

* May 8, 2024 - Social Media post - <https://www.facebook.com/photo/?fbid=822861929874635&set=a.221210626706438>

* May 8, 2024 - Social Media post - <https://www.facebook.com/photo/?fbid=822861929874635&set=a.221210626706438>

2_Q35. 5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

See Response to Item #4.

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.

2_Q36. 6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.

Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

We have not received very many IADU applications. 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.

2_Q37. 7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We had the same number of IADU registration applications this past year as the year before. We have had an increase in interest and engagement from the public on this subject, but it has not yet resulted in any increase in applications.

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.

2_Q38. 8. Links to supporting documentation (Optional)

N/A

2_Q39. Attachment to supporting documentation (Optional)

N/A

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

3_Q31. 1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

- F

3_Q32. 2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

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.

3_Q33. 3. What page in the submitted plan can this be found?

Page 8 (14/19)

3_Q34. 4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Benchmark 1: Complete a small area plan for the mixed-use town center area.

While this took longer than anticipated, the Saratoga Springs Downtown Plan was completed and approved on April 9, 2024.

Benchmark 2: Update ordinances as needed to implement the Town Center small area plan.

We have established a small committee of city staff to meet monthly working on identifying city Code and/or policy changes needed to implement this plan. The first meeting was held in July 2024.

Benchmark 3: Work with landowners and developers to implement the Town Center small area plan.

The Economic Development Director has been meeting with the property owner as well as several developers to get the first phase of this plan moving, hopefully in 2025.

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).

3_Q35. 5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

See Response to Item #4.

City staff and officials continue to preserve ROW for potential future transit and transportation corridors, including the future extensions of Pony Express and Mountain View Corridor. With the Downtown Plan approved, we have leveraged that document in our meetings with MAG, UDOT, and UTA to hopefully bring transit options to our city sooner than later.

3_Q36. 6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The Downtown Plan project had a delayed start, and thus had a delayed finish. However, staff is continuing to build momentum for this area by sharing and requesting that this document and its vision be considered as the area develops. The main issue is that the document is advisory, and the city needs to rely on the landowner to work as a partner in ensuring that this document is allowed to guide our growth.

3_Q37. 7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

We have seen increased interest by both residents and developers in building our Downtown Area sooner than later. During this reporting period, we have also seen much interest in developing a long term strategy for bringing transit to Saratoga Springs. We have met with UDOT, UTA, and MAG officials on various occasions to express our concerns (i.e. not being included in UTA's long range plan) and increase our visibility. We have been working with MAG on a TAG program to help get some technical expertise behind our wish list and vision. And we have been an active partner in the Fresh Look Study for NW Utah County and SW Salt Lake County to build a larger regional vision and plan for transit as our populations grow exponentially. The interest is there, and our strategies have worked toward getting us a seat at the table this year.

3_Q38. 8. Links to supporting documentation (Optional)

Approved Saratoga Springs Downtown Plan: <https://www.saratogasprings-ut.gov/DocumentCenter/View/13591/Downtown-Plan---March-2024>

3_Q39. Attachment to supporting documentation (Optional)

N/A

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

4_Q31. 1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

- G

4_Q32. 2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Benchmarks and Timelines:

- 1) Annually: Number of new units/densities approved in Planned Communities along this corridor
- 2) Annually: Any rezones that occur along this corridor that support additional increased density.

4_Q33. 3. What page in the submitted plan can this be found?

Page 9 (15/19)

4_Q34. 4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Benchmark 1: Number of new units approved in Planned Communities along this corridor.

A total of 1,205 units were approved along this Pony Express corridor during the report period. All units were approved as a part of master planned developments. This includes 296 units in Phases 1 and 2 of the Viviano Community Plan, 192 units as a part of the North Cove Preliminary Plat, and 717 units in the Cliff Lake Neighborhood Plan.

Benchmark 2: Any rezones that occur along this corridor that support additional increased density.

No rezones in this corridor area has occurred in this report year.

4_Q35. 5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

See Response to Item #4.

In processing our first Mixed Waterfront (MW) application for the North Cove development, we have updated our MW ordinance in order to make the code more usable and clear. We are also in the process of updating design guidelines for this zone with a consultant (architect) to help us achieve our vision for where Utah Lake and the Jordan River meet. We also added a requirement for a Neighborhood Plan (similar to a Community/Village Plan) for all development in this zone. This increases flexibility in lot size, density, and type while also allows the city more input on the design of this area. We are also working on adding Neighborhood Plans standards into the Planned Community zone ordinance to provide more guidance to developers on how to create and utilize such a document.

4_Q36. 6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.

Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

A good portion of this 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 development. Having a consultant and having to rely on experts outside the city increased the timeline for updating the zone.

As we increasingly work with UTA, UDOT, MAG, and neighboring cities toward developing transit in this region, we are up against the rapid pace of development. It's important that we work to get plans in place before it's too late to preserve and build infrastructure without destroying brand new homes and communities.

4_Q37. 7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Infrastructure deficiencies have been resolved over the past year. Prior to this, developers were choosing to wait to record plats over bonding to cure deficiencies ahead of development.

4_Q38. 8. Links to supporting documentation (Optional)

N/A

4_Q39. Attachment to supporting documentation (Optional)

N/A

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

5_Q31. 1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

- W

5_Q32. 2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:
i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Benchmarks and Timelines:

Review these Annually

- 1) Number of acres and units developed within the PC, MR, and MW zones
- 2) Document and compare the number of single-family building permits to multi-family building permits issued citywide
- 3) 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.

5_Q33. 3. What page in the submitted plan can this be found?

Page 11 (17/19)

5_Q34. 4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Benchmark 1: Number of acres and units developed within the PC, MR, and MW zones

*PC Zone: We had 645 units over 82.05 acres receive Final Plat approval in the Planned Community (PC) zone. There are also an additional 274 units approved as a part of Wildflower Village Plan 8, although those units still need subdivision plat approvals before those units are buildable.

*MR Zone: We had 236 units over 20.3 acres receive Final Plat approval in the the Mixed Residential (MR) zone. An additional 717 units were approved with the Cliff Lake Neighborhood Plan, although those units still need subdivision plat approvals before those units are buildable.

*MW Zone: We had 192 units over 18.72 acres approved through a development agreement in the Mixed Waterfront (MW) zone.

Benchmark 2: Number of single-family building permits to multi-family building permits issued

* from August 1, 2023 to now, we have issued building permits for 594 single-family units and 319 multi-family units.

Benchmark 3) Number of lots that are 6,000 square feet and smaller

As of the date of this report, we have a total of 3,660 single-family lots less than or equal to 6000 square feet, and 8,787 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.

Only 39 units were approved in 2 plat applications outside of the PC, MR, and MW zones, and 881 units were approved at the final plat level in the PC and MR zones alone. A vast majority of plats approved this year have been in these two zones.

5_Q35. 5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

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_Q36. 6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.

Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

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.

5_Q37. 7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

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.

5_Q38. 8. Links to supporting documentation (Optional)

N/A

5_Q39. Attachment to supporting documentation (Optional)

N/A

If your community has a fixed guideway transit station and is required to adopt the Station Area Plan strategy, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

[Clicking the "Next" button at the bottom of the form will submit your report.](#)

Embedded Data:

N/A