

Moderate-Income Housing Element Update 2022



Woods Cross City has implemented a Moderate-Income Housing Plan (MIH) in prior general plans and the present General Plan adopted in 2019. At this time, the city desires to amend its MIH element of the General Plan to implement the requirements of House Bill 462.

Introduction

In 2022, the Utah State Legislature adopted House Bill 462 which significantly revised the moderate-income housing element of the Utah Code. This revision now requires that designated cities and counties of certain population groupings are to include additional reporting content which is specifically:

- A description of each moderate-income housing strategy selected by the municipality, from a menu listing the multiple options outlined in House Bill 462.
- An implementation plan for those selected strategies with specific measures and benchmarks to explain the progress of each of the selected strategies.

Selected Moderate Income Strategies

In following the guidance requirements of House Bill 462, Woods Cross City is required to select a minimum of 4 strategies from a menu of options outlined in House Bill 462. Woods Cross City has selected the following 5 strategies which are discussed briefly in more detail in addition to information regarding current and future implementation plans and timelines associated with the selected strategies.

Moderate Income Strategy #1: Rezone for densities necessary to facilitate the production of moderate-income housing.

Current Implementation:

Over the last year and a half, Woods Cross City has rewritten and updated its Zoning Ordinance and land use regulations. Specifically, several hundred acres of vacant ground in the northwest quadrant of the city was rezoned to newly created zones at this time. Prior to this vast rezoning, the northwest quadrant of the city was zoned Legacy Gateway which would have facilitated the development of commercial, business, office areas with very limited opportunity for residential development. However, due to the city's moderate income housing goals at the time, the city developed several new zones for this quadrant of the city many of which permitted not only housing but higher density housing which includes apartments, townhomes, small lot single-family homes, patio homes, garden type housing in addition to a mixed-use zone providing for residential and non-residential uses which facilitates the implementation of strategy #1.

Further Implementation:

There are 80 acres of undeveloped property (formerly known as the Smith property) which lie adjacent to and just outside the Woods Cross City boundary in the unincorporated area of Davis County. This area is earmarked for future annexation to the city in the Woods Cross City Annexation Policy Declaration. Presently, the General Plan designates this property for non-residential use, specifically commercial or business development. Recently, a developer has purchased this property and contemplates a high-density housing development of almost 1000 housing units which would involve apartments, townhomes, cottage homes and small lot single-family residential development. As such, when annexing this property in the near future, the city will consider the developer's development proposal and zone the subject area in a manner that will permit and encourage the development of density necessary to facilitate the production of moderate-income housing.

Timeline:

- Develop and Adopt Higher Density Zoning to Support the Development – September 2023
- Annexation and Rezoning – December 2023

The annexation and development of this area is dependent on the developer's timeline. It's understood that the developer/property owner would like to initiate the annexation process by early 2023 but first will need to resolve access and annexation issues with the neighboring community of West Bountiful. The developer/property owner has begun working on these issues. Woods Cross City has been a participant in these reviews and discussions. A realistic timeline for the annexation and zoning of this area is September 2023.

Moderate Income Strategy #2: 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.

Woods Cross City has a Frontrunner Rail Station located near 500 South and 800 West. Unfortunately, this transit stop is in close proximity to a large petroleum refinery in West Bountiful City. In 2009, Woods Cross City experienced widespread damage and disruption from an explosion at a similar facility elsewhere in the city. It was apparent from this accident that placing residential development, particularly high-density residential development, near such hazardous facilities was ill-advised. Due to this situation, there is very little possibility of future residential development in the vicinity of the Woods Cross Frontrunner Rail Station. However, the northwest quadrant of the city and the recent rezoning of hundreds of acres to high-density housing, commercial and mixed use provides a best, nearby opportunity for higher-density or moderate-income housing development. The northwest quadrant will also be home to future development of commercial and mixed-use land uses.

As mentioned above, recently the city has rezoned large areas of the northwest quadrant to higher-density residential zoning in addition to commercial and mixed use. The city has envisioned, in the future, a UTA bus trolley connection between the Frontrunner Station and the northwest quadrant along 500 South and Redwood Road. This Transit mode would easily connect future residents of the northwest quadrant with the nearby Frontrunner Rail Station and transit corridor to the east near 500 South and 800 West. Also, UTA and the Wasatch Regional Council have indicated that once the northwest quadrant of Woods Cross is developed and coupled with growth of North Salt Lake's west side, a commuter bus route on Redwood Road and 500 South could be a possibility. Development of the northwest quadrant with higher density residential, mixed use and commercial development will facilitate the need for UTA bus service and a transit connection to the nearby Frontrunner Rail Station.

Implementation:

- The city will expand its study and planning area of the station area plan to include the northwest quadrant. – April 2024
- As part of the station area study, analyze and adopted strategies to make a transit connection between the northwest quadrant and the Frontrunner Rail Station. April 2024

Timeline: 2024

Moderate Income Housing Strategy #3: Develop and adopt a station area plan in accordance with Section 10-9A-403.1.

Approximately three years ago, the city, UTA, and the Wasatch Front Regional Council selected a consultant to work with the city and develop a Station Area Plan for the Woods Cross Frontrunner Station located on 800 West near 500 South. That plan was reviewed by both the planning commission and city council and accepted. However, the plan was never formerly adopted as part of the Woods Cross General Plan. The Station Area Plan, during its development and analysis, found and acknowledged that, as stated above, the Woods Cross Frontrunner Station is in very close proximity to a large petroleum refinery. Due to the very hazardous nature of this facility and a large explosion and damage caused by a similar facility elsewhere in the city, housing opportunities for the rail station are extremely limited. The station plan did identify opportunities to relocate station area parking and develop a very modest 12-18 townhomes near the station platform.

Implementation:

- Woods Cross City will review the station area plan making any necessary revisions to comply with present state requirements for station area plans. – February 2024
- Adoption of the station area plan as part of the Woods Cross City General Plan. – April 2024

Timeline: 2024

Moderate Income Housing Strategy #4: 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 Woods Cross Frontrunner Station would provide an environment in which residents of the station area would be less likely to rely on their own vehicle and use the Frontrunner Station and rail transit corridor. As stated above, due to the existence of a hazardous facility near the station, there is limited opportunity for additional housing in the station area. However as mentioned above, the Station Area Plan completed a few years ago did outline an opportunity to create a small number of multi-family units near the station platform if existing parking at the station can be relocated to the west side of the rail corridor.

As such, Woods Cross City will amend its parking regulations to reduce the parking requirement for residential development at the Frontrunner station and adjacent to the station.

Implementation:

- Parking requirement development, drafting and review by the planning commission. – July 2023
- Amend Chapter 12-24 *Off Street Parking and Loading* chapter of the zoning ordinance to reduce the requirement for parking for residential development at or adjacent to the Frontrunner Station Area.
City Council Public Hearing and Adoption – December 2023

Timeline: 2023

Moderate Income Housing Strategy #5: Create or allow for, and reduce regulations relating to, internal or detached accessory dwelling units in residential zones.

Less than a year ago, the city updated its zoning regulations to permit accessory dwelling units (ADU's) within several residential zones. The present regulations permit ADU's within the footprint of existing residential structures. Furthermore, the present ADU regulations require that the planning commission review all applications for ADUs to ensure compliance with the regulations for such use.

Woods Cross City should reevaluate the present ADU regulations to reduce regulations by amended the zoning ordinance to eliminate the planning commission review and permit staff to

determine compliance. This would streamline the review process and shorten the permitting process for those desiring to create ADUs.

Implementation:

- Woods Cross City will draft ADU regulations to eliminate planning commission review and allow staff review of ADU applications and determine compliance with the ADU standards and requirements. – August 2023
- Zoning ordinance amendment adoption by city council – December 2023

Timeline: 2023

Amend ADU zoning requirements to eliminate planning commission review and permit staff review of applications by the December 2023.