



PLANNING COMMISSION STAFF REPORT

MEETING DATE:	July 10, 2025
PROJECT NUMBER:	GP25-0001
REQUEST:	A Resolution of the South Salt Lake City Council Amending the South Salt Lake General Plan 2040 to Adopt the 2025 Updated Moderate Income Housing Plan.
APPLICANT:	South Salt Lake City

SYNOPSIS:

Staff is proposing a second amendment to the South Salt Lake General Plan 2040 to comply with state requirements for moderate income housing.

The Utah State Legislature passed House Bill 462 in March of 2022 ("HB 462"), requiring that municipalities take additional steps to ensure that each municipality is planning for and reducing barriers to moderate income housing. Moderate income is defined as those persons/families with household incomes less than eighty percent (80%) the area median income ("AMI"). HB 462 requires that municipalities include certain strategies in the Moderate Income Housing elements of their general plans and provides a list of twenty-four menu items to select them from. HB 462 also requires that cities develop actionable implementation plans for each of those strategies that include a timeline for each strategy within the next five years.

The Planning Commission is the recommending body for amendments to the General Plan and the City Council is the land use authority for amendments to the General Plan.

PROJECT INFORMATION:

South Salt Lake was originally required to select and adopt at least five strategies. They adopted those strategies and have now worked to accomplish two of the five strategies. Staff are recommending that we adopt the two additional strategies listed below. The current South Salt Lake General Plan 2040 only requires minor modifications to meet HB462 requirements.

Staff will place the added strategies to the appendix as the most applicable area to include the new strategies and implementation plan. The appendix currently houses the 2022 Moderate Incoming Housing Plan (as updated by Resolution of the City Council December 14, 2022).

PROPOSED STRATEGIES AND IMPLEMENTATION ELEMENTS:

(A) Strategy 6: Rezone for densities necessary to facilitate the production of moderate income housing

Implementation Action:

- Identify areas of with appropriate infrastructure, amenities, and services to where moderate income and affordable homeownership are appropriate; and
- Work with South Salt Lake City Council and appropriate South Salt Lake City Staff to create and implement an ordinance as part of the City's zoning update by December 2026.

(C) Strategy 7: Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing

Implementation Action:

- Identify areas in the city where housing stock is available and can provide moderate and affordable home ownership in the City, and;
 - Create a plan and develop resources to purchase existing dilapidated and abandoned housing stock that can then be rehabilitated into affordable housing stock; and
 - Have a pilot program and be able to demonstrate success by July 2027

STAFF RECOMMENDATION:

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the resolution to adopt the annual Moderate Income Housing Plan (MIHP) Report.

PLANNING COMMISSION AUTHORITY:

17.11.010. Establishment and Duties of Planning Commission.

K. Responsibilities.

A. The Planning Commission makes recommendations to the **City Council** for:

- a. The general plan and **amendments to the general plan**;
- b. The Land Use Map, and amendments to the Land Use Map;
- c. Amendments to land use ordinances;
- d. Proposed Application processes and the delegation of power under the land use ordinance.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to forward a recommendation of approval to the City Council for a resolution to adopt the annual Moderate Income Housing Plan Report.

Option 2: Denial

Move to forward a recommendation to the City Council to deny a resolution to adopt the annual Moderate Income Housing Plan Report.

Option 3: Continuance

Move to table the recommendation to the City Council for a resolution to adopt the annual Moderate Income Housing Plan Report.

ATTACHMENTS:

1. Draft South Salt Lake General Plan 2040 Appendix

EXHIBIT A
2025 UPDATED MODERATE INCOME HOUSING PLAN
Moderate Income Housing Plan 2022 0 10-9a-403(2)(b)(iii)

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