

Plain City Commission
Work Meeting Minutes
July 27, 2023

Plain City Planning Commission met in a work meeting at City Hall on Thursday July 27, 2023, also accessible via ZOOM beginning at 6:00p.m.

Present: Chairman Faulkner
Commissioner Maw
Commissioner Jenkins
Commissioner Skeen
Zoom Commissioner Ortega
Excused Commissioner Neil

Staff: Tammy Folkman, Dan Schuler-Zoom

Attendees: Bruce Parker

Zoom Attendees: Chase Sanders, Carl Miller

Call to Order: Chairman Faulkner

The purpose of the work meeting was to discuss the Moderate-Income Housing Report/General Plan

Chairman Faulkner mentioned that Bruce Parker from Planning and Development Services is here to talk about the moderate-income housing report as well as the general plan. Mr. Parker said the first element we need to work on is housing, because the State of Utah is interested in moderate to low-income housing, what we do with housing will have a ripple effect into land use as well. In Mr. Parker's presentation he talked about Plain City's population profiles (actual & projections) as well as housing profiles, housing costs and housing availability. He mentioned a few take ways as well. He has compared Plain City with Weber County to just give us a comparison. He mentioned that this will be important when we get into the income and financial part of the discussion because the State of Utah will be asking us to comply with the area median income and that discussion occurs at the county level not the city level. From the 2020 census we had a population of 7,833. By the year 2060 the projected population is 16,572, that is an increase of about 9,000 people which is a significant increase. This projection is for people who may need homes. He also showed a population pyramid by age and sex. It shows that the younger age group just starting a family can't find a home in their income bracket in Plain City. Commissioner Maw mentioned that our older population is having the same kind of problem. Mr. Parker showed us the housing profiles for Weber County and Plain City. The occupied housing for Weber County was 92,869 and for Plain City it was 2,268. He mentioned that these are just estimates. Plain City has a much larger number of people living in each home than Weber County. The occupancy rates are higher in Weber County than in Plain City. Mr. Parker mentioned that Weber County does have a housing authority that we need to get in contact with. The median household income in Weber County is \$87,000 and for Plain City it is \$110,000, this is a 2022 estimate. Weber County has higher costs for rentals than Plain City. Plain City has a higher owner-occupied cost. Mr. Parker said the area median income for Weber County is \$87,000, the standard is 30% any more than that cost should not be used to provide housing. This is pretty standard of what the industries use to calculate costs. He is wondering if a potential home buyer can buy a housing unit in Plain City for \$26,000 per year (that is mortgage, utilities and taxes) the total monthly would be \$2,100. Then, he is wondering if a renter could find a unit in Plain City for \$2,100. Mr. Parker mentioned that if cities are not in compliance with the state code the legislature is considering a fine of \$250 per day. We need to comply, but we don't need to provide everything right now. We can't go out as a city to start building, but they want us to remove barriers so things can be built. Chairman Faulkner mentioned we can offer things that will help, but we can't control the price of a home. Mr. Parker is wondering how we comply with moderate-income housing but still maintain the level uniqueness compared to other communities. Chairman Faulkner feels that because more people own their homes, we have less crime and less transit. She feels this is what makes Plain City attractive.

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Mr. Parker indicated if we are making that point, we will need research to support that. He mentioned how much home can you afford as mortgage rates change. Chairman Faulkner feels that apartments are no cheaper than a home. Mr. Parker talked about some programs that can assist first time home buyers. If you can assume a 20% down, more first-time buyers can access programs as low as 3.5% down in most cases through FHA-backed loans. The more cities can do to unlock that inventory, the more their existing and future residents would have access to, that and the new \$20,000 state homebuyers' program. Mr. Parker showed some homes that were for sale in our area. The lowest was \$325,000. It was a home that had 2-bedroom one bathroom. The take aways are that residential growth is going to continue, we have a relatively small age group between 20-29 and we have a low inventory of rental units, we have a larger average households compared to Weber County and interest rate dramatically affect the cost of a home. The State of Utah requires that we comply with the moderate-income housing requirements. Mr. Parker and Tammy have submitted a report to the state, but it was not in compliance because it did not have specific language that the state wanted. We will file a new report on Monday July 31, 2023. We will be found noncompliant again but that will give us 3 months to update our general plan and also be in compliance. Commissioner Maw was wondering if adding ordinances like our detached accessory dwelling would help. Mr. Parker said it would and we have done that. He mentioned that we need more actions that are specifically addressed in the state legislature. We will have more work meetings to go through this issue. Mr. Parker will have some proposed policies to address this issue. His responsibility is to bring us options so we can comply with the state's mandates. If we get to the 90-day period on our modern income housing and the state still says we are not compliant there is an appeal period that we can submit to and have an independent review, that wasn't there the last time we submitted. Chairman Faulkner wanted to make sure we could look at the zoning when we have the general plan open. Mr. Parker said we would be able to. He will also provide the state code to the commissioners. He also mentioned the Utah/Idaho planning conference coming up in Ogden that he thought would be good for the commissioners to go to.

At 6:58pm the meeting adjourned

Planning Commission Chair

Planning Commission Secretary