



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

<https://msd.utah.gov/agendas/>

Magna Planning Commission

Public Meeting Agenda

****AMENDED****

Thursday, September 8, 2022 6:30 P.M.

Location

Magna Webster Center
8952 West Magna Main Street
Magna, Utah

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Approval of the August 11, 2022 Planning Commission Meeting Minutes.
(Motion/Voting)
- 2) Other Business Items. (As Needed)

LAND USE APPLICATION(S)

SUB2022-000519 – Parker Rose is requesting approval of the proposed 2 Lot Melisha Estates Subdivision Preliminary Plat. **Acreage:** 0.298 acres. **Location:** 2981 South 9200 West. **Zone:** R-1-6. **Planner:** Brian Tucker (Motion/Voting)

CUP2021-000198: Chis Balling is requesting a delay agreement for roadway improvements for curb, gutter, and sidewalk. **Location:** 1731 South 8000 West. **Zone:** M-2. **Acres:** 160. **Planner:** Brian Tucker (Motion/Voting)

PUBLIC HEARING(S)

Public Hearing to review the amendments to the Magna Moderate Income Housing Plan, a supplemental document to the Magna General Plan. These amendments are per new state legislation that was signed into law on March 4, 2022. The legislation became effective on June 1,

2022. The Moderate-Income Housing Plan is required to be updated by October 1, 2022, in order to be in compliance with new laws. **Planner:** Matt Starley (Motion/Voting)

ADJOURN

Rules of Conduct for Planning Commission Meetings

PROCEDURE FOR PUBLIC COMMENT

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.
2. Unless altered by the Chair, the order of the procedure on an application shall be:
 - a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application
 - b. The applicant will be allowed up to 15 minutes to make their presentation.
 - c. The Community Council representative can present their comments as applicable.
 - d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.
 - e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.
 - f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.
 - g. Surrebuttals may be allowed at the discretion of the Chair.

CONDUCT FOR APPLICANTS AND THE PUBLIC

1. Speakers will be called to the podium by the Chair.
2. Each speaker, before talking, shall give his or her name and address.
3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.
4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.
6. Only one speaker is permitted before the Commission at a time.
7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.
8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.

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slco.org/development-services

File #SUB2022-000519

Subdivision Summary and Recommendation

Public Body: Magna Metro Township Planning Commission

Meeting Date: September 8, 2022

Parcel ID: 14-30-251-016-0000

Current Zone: R-1-6

Property Address: 2981 S 9200 W

Request: Preliminary Subdivision Review & Approval

Planner: Brian Tucker

Planning Staff Recommendation: Approve with Conditions

Applicant Name: Parker Rose

PROJECT DESCRIPTION

The applicant, Parker Rose, is proposing to subdivide an existing residential property into two lots. The subject property is 0.298 acres in size. The proposed Lots 1 and 2 will be .14 and .13 acres respectively. The existing home will be on Lot 1, with Lot 2 allowing for a future single-family home to be built.

SITE & VICINITY DESCRIPTION

The property is located on the northeast corner of 3000 S and 9200 W. It is surrounded by single-family residential uses to the north, south, and east. West of the property is Kennecott-owned industrial property. An alley exists along the rear of the property.



GENERAL PLAN CONSIDERATIONS

The Magna General Plan was adopted in 2021. This subdivision proposal complies with the listed recommendations from the from the General Plan.

Planning Area 2: Northeast Neighborhoods Area

General Plan Recommendation: Provide for infill and replacement housing.

The general area is primarily built-out single-family residential. The creation of a new lot with development potential will ensure that available land is being utilized in a way that addresses housing needs for the community.

General Plan Recommendation: Provide public improvements to enhance neighborhoods and neighborhood pride such as sidewalks and neighborhood entry elements.

Right-of-way improvements including curb, gutter and sidewalk installation, are required as part of this application. Improvements spanning the width of the subdivision will be installed on 3000 S. and 9200 W.

LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Front Yard Setback	25 feet	Lot 1: Existing Lot 2: 25 feet	Yes
Side Yard Setback	8 feet; or, 5 feet and 11 feet. 20 feet for street side yard.	Lot 1: 5 feet and Existing Lot 2: 5 feet and 20 feet	Yes
Rear Yard Setback	30 feet; or, 15 feet if a garage or carport is utilized.	Lot 1: Existing Lot 2: 15 feet	Yes
Lot Width	60 feet	Lot 1: 60 feet Lot 2: 116.5 feet	Yes
Lot Area	6,000 sq. ft.	Lot 1: 6,256 sq. ft Lot 2: 6,015 sq. ft	Yes
Parking	2 spaces per dwelling unit	To be determined	To be determined at time of building permit.

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with Landscaping Requirements Verified.	N/A
Compliance with the General Plan.	Yes

ISSUES OF CONCERN/PROPOSED MITIGATION

No significant issues of concern have been found by MSD staff or reviewing agencies. Applicant will address any outstanding technical review items during the final review process.

NEIGHBORHOOD RESPONSE

None received as of the writing of this report.

REVIEWING AGENCIES RESPONSE

All agencies have reviewed the preliminary plat and have granted conceptual approval. Salt Lake County Engineering is requiring that the alley be partially vacated. The alley vacation request is currently being processed.

Compliance with all current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval.

PLANNING STAFF ANALYSIS

18.08.010 - Procedure generally.

The planning commission shall be the land use authority for subdivisions. In order to assure that each subdivision fully complies with the provisions of this title, the director or director's designee shall administer formal application and review procedures for subdivisions. An application shall not be deemed complete until the full application, fees and all required materials have been submitted. The payment of a partial fee and submission of preliminary plans for a pre-submittal review does not constitute a complete application.

Each process shall include the following components:

- A. An application procedure, which shall include:
 - 1. Submission of an application form, as designed by the director or director's designee to clearly indicate the type of application, property address, applicant information, and other pertinent information;
 - 2. Submission of supplementary materials, including a legal description, property plat, the required number of plans/preliminary plats, and mailing labels (if required) for notifications;
 - 3. Payment of fees, as required under [Title 3](#), Revenue and Finance.
- B. A review procedure, which shall include:
 - 1. An on-site review by the director or director's designee as provided by Utah Code 17-27a-303;
 - 2. Review of the submitted site plan/preliminary plat for compliance with Magna land use ordinances;
 - 3. Reference of the application and site plan/preliminary plat to any other government agency and/or affected entity which the director or director's designee deems necessary to protect the health, safety, and welfare of the public and to ensure the project's compliance with all applicable ordinances and codes;
 - 4. The processing of any exception requests that have been made in conjunction with the subdivision application.
- C. A preliminary plat approval procedure, which shall include:
 - 1. Confirmation that all necessary agencies have responded to the requests for recommendation with a recommendation of approval or approval with conditions;
 - 2. Integration of the recommendations from the other government agencies and affected entities involved above into the preliminary plat;

3. Receipt of a recommendation from the planning staff;
4. Approval of the preliminary plat as outlined in [Section 18.12.030](#), and issuing a preliminary plat approval letter.

D. A final plat approval procedure, which shall include:

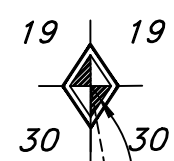
1. An engineering review to ensure that the final plat complies with all conditions of approval of the preliminary plat and to ensure that the final plat complies with the design standards, codes, and ordinances and with minimum engineering/surveying requirements;
2. A check of appropriate background information, such as: lot access, property title, record of survey, field boundary verification, etc.;
3. The collection of the necessary approval signatures (planning commission representative, director or director's designee, health department, district attorney, Magna mayor or their designees) on the final plat;
4. Payment of final fees and bond;
5. Recordation of the plat.

PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends that the Magna Planning Commission approve the Preliminary Plat for the Melisha Estates Subdivision subject to the following conditions:

1. That the applicant work with MSD staff and outside review agencies to comply with the final plat procedure prior to plat recordation.
2. That the alley behind the property be partially vacated, in accordance with the requirements of Salt Lake County Engineering, prior to plat recordation.
3. That the applicant pay any fees or post a bond to guarantee improvements prior to subdivision plat recordation.

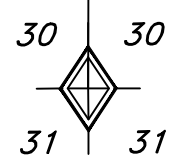
Found Closing Corner (Hardy)
Section 30, T.1S., R.2W., SLB&M
Standard Flat Brass 2.5"
(1S2W192Y)



S. 00°02'19" W. 5209.73' (Calculated)
S. 03°24'28" E. 2595.32' (BASIS OF BEARING) (Measured)
1831.12'

Found Witness Corner
Center of Section 30,
T.1S., R.2W., SLB&M
Round Top Brass 2"
(1S2W305B)

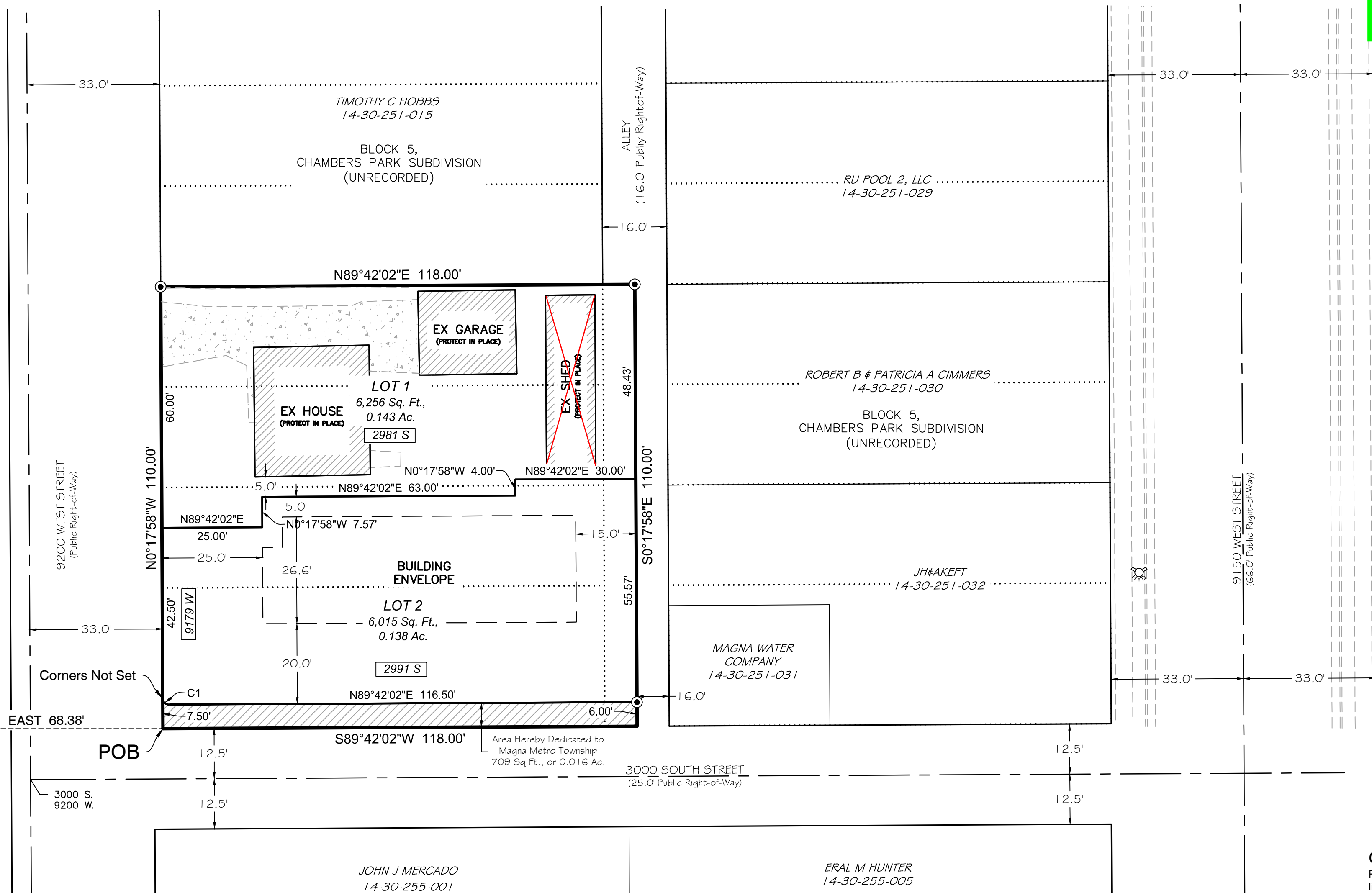
Calculated South Quarter
Section 30, T.1S., R.2W., SLB&M
(1S2W300Z)



MELISHA ESTATES SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER, SECTION 30, TOWNSHIP 1 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
BEING ALL OF LOTS 2-5, BLOCK 5, CHAMBERS PARK SUBDIVISION (UNRECORDED)
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2.36	1.50	90°00'00"	N45°17'58"W	2.12

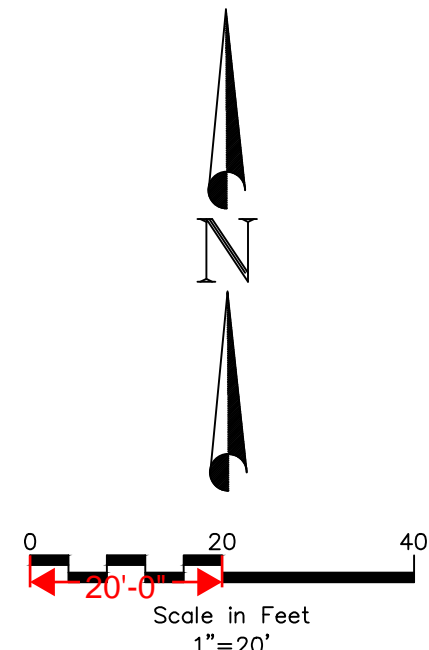


LEGEND	
	Boundary Line
	Lot Line
	Road Right-of-Way (ROW)
	Road Center Line
	Section Line
	Adjacent Parcel Line
	Easement Line
	Set Rebar and Cap stamped "CIR ENGINEERING"

Conceptual Site Plan Review	
Planning	Concept O.K. - Technical Review Required ShCook: 000519_Preliminary Plat 07/29/2022
Grading	Concept O.K. - Technical Review Required mgeorge: 000519_Preliminary Plat 08/01/2022
Geology	Concept O.K. - Technical Review Required JaThomson: 000519_Preliminary Plat 07/27/2022
Hydrology	Concept O.K. - Technical Review Required JaThomson: 000519_Preliminary Plat 07/27/2022
Surveyor	Concept O.K. - Technical Review Required ksatterberg: 000519_Preliminary Plat 07/29/2022
Traffic	Concept O.K. - Technical Review Required JaThomson: 000519_Preliminary Plat 07/27/2022
UFA	Concept OK - Technical Review Required ddevogdt: 07/14/2022
Health	Concept O.K. - Technical Review Required mneville: 000519_Preliminary Plat 07/15/2022
Building	Concept O.K. - Technical Review Required TSorensen: 000519_Preliminary Plat 07/22/2022
Addressing	Concept O.K. - Technical Review Required JBurton: 000519_Preliminary Plat 07/18/2022

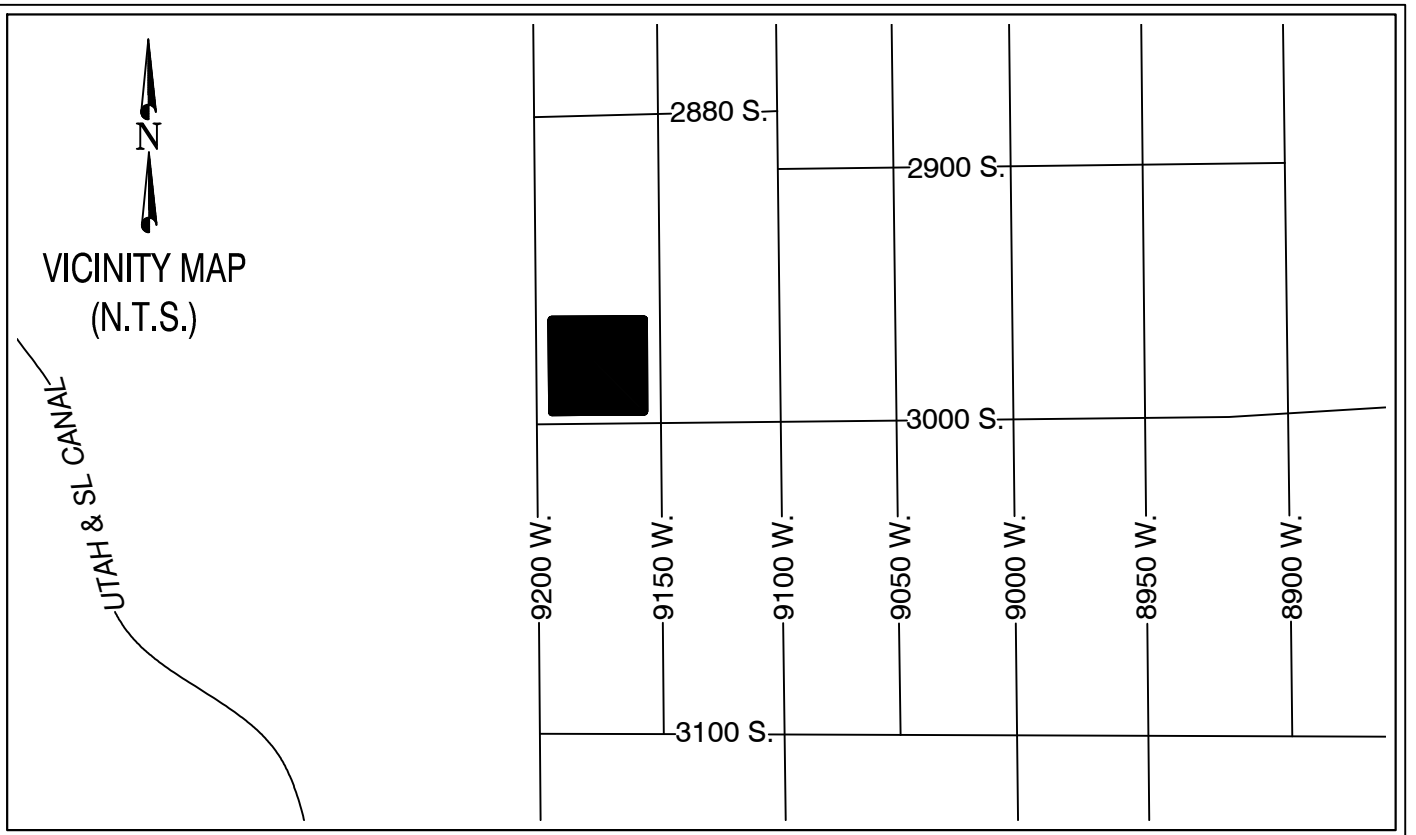
PLAT NOTES:

- Each Lot will be required to install utility services and meet current stormwater requirements upon redevelopment.



OWNER / DEVELOPER:
Property Seller Solutions, LLC, a Utah limited liability company
1310 West 223 North, Ste 201
Centerville, UT 84014

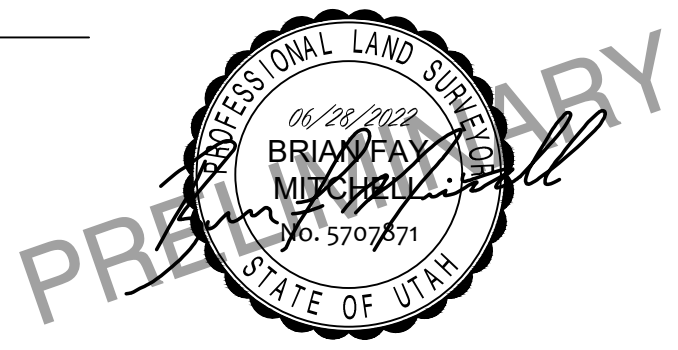
Sheet
1
1
Sheets



SURVEYOR CERTIFICATE

I, BRIAN F. MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **MELISHA ESTATES SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this _____ day of _____, 20____



BOUNDARY DESCRIPTION

A parcel of land being all of that entire tract described as Lots 2-5, Block 5, Chambers Park Subdivision, an unrecorded subdivision in that Warranty Deed recorded as Entry No. 13662530 in Book 11174, at Page 628 in the office of the Salt Lake County Recorder, located in the Northeast Quarter of Section 30, Township 1 South, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the southwest corner of said entire tract also, being the southwest corner of said Lot 2, Block 5, Chambers Park Subdivision (Unrecorded), which is 1831.12 feet S. 03°24'28" E. along a monument line and 68.38 feet East from the North Quarter (Hardy Corner) of said Section 30; thence along said entire tract and Lots 2-5 the following two (2) courses: 1) N. 00°17'58" W. (R=North 00°52' West) 110.00 feet; 2) N. 89°42'02" E. 118.00 (R=North 88°53' East) feet to the center of a vacated alley; thence S. 00°17'58" E. (R=South 00°52' East) 110.00 feet along said vacated alley to the northerly right-of-way line of 3000 South Street; thence S. 89°42'02" W. (R=South 88°53' West) 118.00 feet along said northerly right-of-way line to the **Point of Beginning**.

The above-described parcel of land contains 12,980 sq. ft. in area or 0.298 acre more or less

OWNERS DEDICATION

I/We, the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract:

MELISHA ESTATES SUBDIVISION

and do hereby dedicate, grant and convey to public use all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever, and hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water detention ponds, drainage and canal maintenance easements, the same to be used for the installation, maintenance, and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water drainage channels in their natural state whichever is applicable as may be authorized by the governing authority with no buildings or structures being erected within such.

Signed this _____ day of _____, 20____

Melania Copelan, Authorized Agent
Property Seller Solutions, LLC, a Utah limited liability company

ACKNOWLEDGEMENT

State of Utah)
County of Salt Lake) SS

On the _____ day of _____, 20____, personally appeared before me, _____ the undersigned notary public in and for the state and county, the signers of the above owners dedication, who duly acknowledged to me that he/she/they signed it freely and voluntarily and for the uses and purposes therein mentioned.

Stamp Notary Public

MELISHA ESTATES SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER, SECTION 30, TOWNSHIP 1 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
BEING ALL OF LOTS 2-5, BLOCK 5, CHAMBERS PARK SUBDIVISION (UNRECORDED)
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH
[Add subdivision address here](#)

SALT LAKE COUNTY RECORDER

Recorded # _____
State of Utah, County of Salt Lake, recorded and filed at the request of _____

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____ Deputy, Salt Lake County Recorder

UNIFIED FIRE AUTHORITY APPROVAL

Signed _____ Date _____

ADDRESSING APPROVAL

Signed _____ Date _____

SALT LAKE COUNTY ENGINEERING

Signed _____ Date _____

RECORD OF SURVEY

R.O.S. No. S2022-03-0203

County Surveyor _____ Date _____

CHECKED FOR ZONING COMPLIANCE

Zone: _____ Lot Area: _____
Lot Width: _____ Front Yard: _____
Side Yard: _____ Rear Yard: _____

Signature _____ Date _____

SALT LAKE COUNTY HEALTH DEPARTMENT

Signed _____ Date _____

PLANNING COMMISSION

Approved this _____ day of _____ A.D., 20____, by the
Magna Metro Township Planning Commission.

Magna Metro Planning Commission _____ Date _____

PLAN CHECK

I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.

Plan Review Section Manager _____ Date _____

APPROVAL AS TO FORM

Approved as to form this _____ day of _____ A.D., 20____.

Magna Metro Township Attorney _____

MAGNA METRO TOWNSHIP MAYOR

Presented to the Magna Metro Township Council
this _____ day of _____ A.D., 20____, at which time this
subdivision was approved and accepted

Magna Metro Township Mayor _____ Date _____



GREATER SALT LAKE
**Municipal Services
District**

Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

msd.utah.gov

Files # CUP2021-000198/31085

Delay Agreement Request Summary and Recommendation

Public Body: Magna Planning Commission

Meeting Date: September 8, 2022

Parcel ID: 14-16-151-001-0000

Current Zone: M-2

Property Address: 1731 S 8000 W

Request: Delay Agreement

Applicant Name: Chris Balling

MSD Planner: Brian Tucker

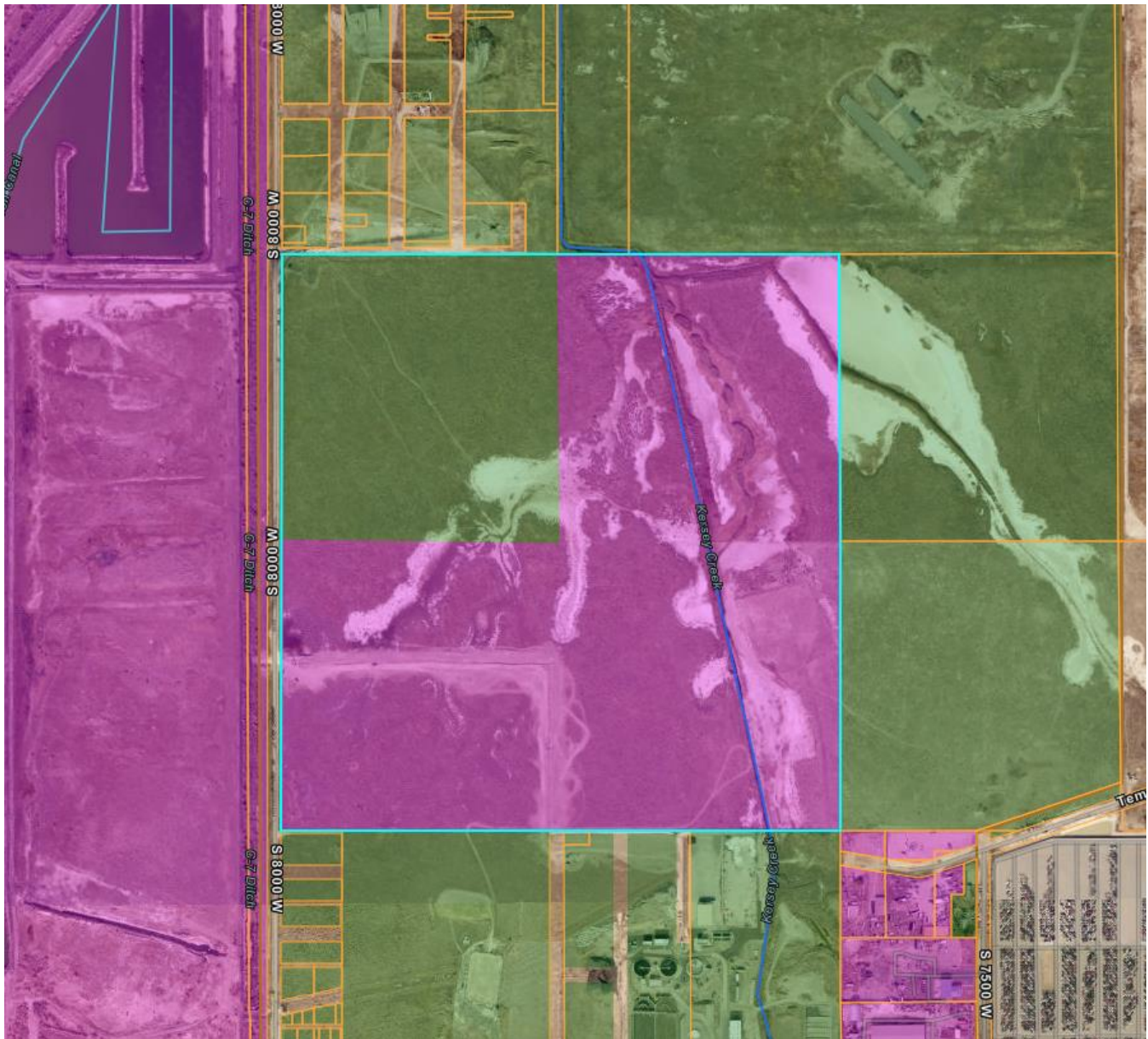
MSD Planning Staff Recommendation: Planning Commission Approval

PROJECT SUMMARY

The applicant, Chris Balling, is requesting a delay agreement for roadway improvements for curb, gutter, and sidewalk. The request is associated with a Conditional Use application at the same site for a liquid gas storage facility.

SITE & ZONE DESCRIPTION

The property is located at 1731 S 8000 W. The property is located north of 2400 S and is located north of the Magna Water Company with most of the other surrounding properties being undeveloped. There are no roadway improvements in the area.



PLANNING STAFF ANALYSIS

The Magna Metro Township Planning Commission approved the Conditional Use on this property for a liquid gas storage facility on July 30, 2020.

Planning Staff has received the following recommendation from Salt Lake County Engineering.

It is the recommendation of Salt Lake County Public Works Engineering that a delay agreement be granted for the installation of curb, gutter and sidewalk. The applicant is granted to wait to install the improvements on their roadway frontage at the time when additional private property development occurs.

Due to the lack of existing roadway infrastructure in the area and a recommendation from Salt Lake County Engineering, MSD Planning Staff recommend approval of the delay

PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends that the Magna Metro Township Planning Commission approve the Exception Request for Roadway Improvements with a 5-year delay agreement and all technical requirements as determined by Salt Lake County Engineering.

ATTACHMENTS:

- A. Recommendation letter from Salt Lake County Engineering
- B. Delay Agreement



August 31, 2022

Jenny Wilson
Mayor

Catherine Kanter
Deputy Mayor of Regional
Operations

Scott R. Baird, P.E.
Director, Public Works
and Municipal Services

Kade D. Moncur, P.E., CFM
Director, Public Works
Engineering Division

**PUBLIC WORKS
ENGINEERING DIVISION**

Government Center
2001 South State Street
Suite N3-120
Salt Lake City, Utah 84190

T 385-468-6600
F 385-468-6603

To Whom It May Concern,

This recommendation letter is in consideration of the following proposed development:

Application: 31085 – CUP Dominion Energy LNG Plant
Location: 1731 S 8000 W

It is the recommendation of Salt Lake County Public Works Engineering that a delay agreement be granted for the installation of curb, gutter and sidewalk. The applicant is granted to wait to install the improvements on their roadway frontage at the time when additional private property development occurs.

Regards,

Ahmed Dahir
Salt Lake County
Public Works Engineering

When recorded, please return to

MAGNA METRO TOWNSHIP
8952 West Magna Main Street
Magna, UT 84044



File No. _CUP2020-000198
Parcels Nos. _14-16-151-001-0000

MAGNA METRO TOWNSHIP

PETITION AND DELAY AGREEMENT: INSTALLATION OF PUBLIC IMPROVEMENTS

This “Petition and Delay Agreement : Installation of Public Improvements” (“**Delay Agreement**”) is entered into this _____ day of _____, 2022, by and between the Magna Metro Township (“**Magna**”) and _____ (“**Developer**”), a Utah _____. Individually referred to herein as a “**Party**” and collectively as “**Parties.**”

RECITALS

- A. Developer owns certain real property (“**Property**”) in Magna, located at 1731 South 8000 West, more particularly described as follows:

N 1/2 OF SW 1/4 & S 1/2 OF NW 1/4 OF SEC 16, T 1S, R 2W, SL MER
- B. The Developer has received or is in the process of receiving the following land use approval from Magna for the Property:

A description of the land use Approval is attached as **Exhibit A**.
- C. Pursuant to Section 18.24.090(C), and its successor provisions as applicable, of the Magna Code of Ordinances (the “**Magna Code**”), Developer at Developer expense, is required to install and dedicate the following public improvements (“**Improvements**”):

[General terminology – “sewer, gutter and sidewalk, etc.”]
- D. The Improvements are identified and more fully described in attached **Exhibit B**.

- E. The engineer's estimated cost, including 10% for contingencies, [agreed estimated cost] to install the Improvements is [set forth on attached Exhibit C] [\$_____] ("**Improvement Cost**").
- F. Magna Code sections 14.12.020 and 14.12.025 require the Improvements comply with the standards set forth in Magna Code Chapter 14.12 unless an exception is approved under Section 14.12.150 ("**Standards**").
- G. Developer does hereby petition ("**Petition**") Magna for an extension of time to install and complete the Improvements ("**Delay**").
- H. The Magna Metro Township Council has determined to grant the Developer's Petition for Delay as in the best interest of Magna and the Public and is allowable under Section _____ of the Magna Code which authorizes the granting of a Petition for Delay and has approved this Delay Agreement by Resolution No. _____.

AGREEMENT

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES CONTAINED HEREIN, THE PARTIES AGREE AS FOLLOWS:

1. Delay Granted. The Petition for Delay by Developer to install and complete the Improvements is granted subject to the following terms and conditions:

1.1 Maximum Period of Delay. Developer shall install and complete the required Improvements, identified on Exhibit B, according to the Standards and have the completed Improvements pass a final inspection by Magna on or before _____ ("**Delay Period**"). Upon installation, completion, and passing of final inspection by Magna the Improvements shall be "**Complete Improvements.**"

1.2 Failure to Install or Complete Improvements. Should Developer fail for any reason to install and Complete the Improvements, prior to the expiration of the Delay Period, Magna may collect all or that portion of the Guarantee (defined below) deemed by Magna, in its sole discretion, sufficient to install and complete the Improvements. In the event the Guarantee (defined below) is insufficient to complete the Improvements the Developer shall pay to Magna the monies necessary for Magna to install and complete the Improvements.

1.3 Dedication of Improvements. The Improvements, upon completion and passing of final inspection, shall be deemed dedicated to Magna, unless Magna determines, in its sole discretion, the Improvements should be dedicated to another entity or owned by the Developer.

1.4 Developer's Petition. Developer acknowledges that it is the Developer's sole responsibility to install and complete the Improvements. The Delay in doing so, is only being granted to Developer according to this Petition by the Developer as an

accommodation to the Developer. Magna has no legal obligation to Delay the installation and completion of the Improvements and otherwise the Developer has the obligation to install and complete the Improvements at the time of approval and construction of the approved land uses for the Property.

1.5 Developer's Waiver. In light of Magna's granting the request of the Developer to Delay the installation and completion of the Improvements Developer does knowingly and willingly waive, release and forgo, any right to later question, contest, or challenge either the Guarantee or the amount of the Guarantee set forth in this Agreement.

1.6 Acceleration of End of Delay Period. Magna, upon ninety (90) day notice to the Developer, may accelerate the end of the Delay Period by a period of no shorter than one hundred and eighty (180) days following the end of the ninety (90) day notice period.

2. Guarantee to Install and Complete Improvements. Developer, within ten (10) days of the approval by the Delay Agreement by Magna, shall provide a performance guarantee for the completion of the required Improvements within the Delay Period in an amount equal to 110% of the approved written engineer's estimate [agreed cost] of the cost of the required Improvements (the "**Guarantee**"). To do this, Developer shall either:

2.1 Deposit the Guarantee amount in an escrow account with a FDIC or NCUA insured financial institution with a branch located in the State of Utah, a copy of the acceptable form of Escrow Agreement is attached as **Exhibit D, ("Escrow Deposit")**. The Escrow Deposit shall have no expiration date and may only be released to Developer with the Consent of Magna. Or,

2.2 Deliver to Magna an original and validly executed Irrevocable Letter of Credit issued by financial institution insured by the FDIC or NCUA, with a branch located in the State of Utah, for the amount of the Guarantee ("**Letter of Credit**"). The expiration date of the Letter of Credit shall be a minimum of sixty (60) days following the end of the Delay Period.

3. Retainage. Upon installation and completion of the Improvements whether by Developer or Magna, Magna may hold a retainage amount of 10% of Guarantee for a period of one year from the date of completion to cover any failure, defect, or repair of the Improvements during the one year period.

4. Term.

4.1 Effective Date. This Delay Agreement shall take effect upon the date of its execution by both Parties

4.2 Duration. This Delay Agreement shall be recorded in the office of the Salt Lake County Recorder and shall run with the land and continue in full force and effect until the earlier of either (a) the completed Improvements pass final inspection by Magna confirming the required Improvements have been completed pursuant to Section 2 hereof or (b) _____ years after its effective date. In the event construction is in process at the

time this Agreement would expire, the term shall automatically extend until the completion of the required Improvements. In the event that the Council sends a written request pursuant to Section 2.1, this Agreement shall not terminate by expiration of time, and may only terminate by completion of the required Improvements.

5. General Provisions.

5.1 Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of this Agreement. Venue for any action in connection with this Agreement shall be proper only in Salt Lake County, Utah, and the Parties waive any objection thereto.

5.2 Time is of the Essence. In performing all of the duties and obligations of this Agreement time shall be of the essence.

5.3 Remedies. In any action brought in connection with this Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

5.4 Integration. This Agreement constitutes the entire Agreement between the parties hereto and supersedes all prior written or oral agreements.

5.5 Amendment. This Agreement may only be amended by the mutual written consent of the Parties or their successors or assigns. Such an amendment shall take effect upon its execution by both parties and shall be recorded with the Salt Lake County Recorder.

5.6 Communication. Communication between the parties hereto shall be in writing and delivered either in person or by mail addressed as follows:

If to Magna:

Municipal Administrator
Magna Metro Township
8952 W Magna Main St
Magna, UT 84044

With copies to:

Salt Lake County Clerk
2001 S State St #N2-700
SLC, UT 84190

**Greater Salt Lake
Municipal Services District**
2001 S State St #N3-600
SLC, UT 84190

If to Developer:

[ADDRESS]

5.7 Incorporation. The Recitals set forth above and the attached Exhibits are incorporated herein by this reference.

5.8 Recordation, Running with the Land, Binding Successors. Upon its execution, this Agreement shall be recorded in the office of the Salt Lake County Recorder and shall run with the land and bind all successors and assigns.

5.9 Warranty of Authority. The individuals executing this Delay Agreement on behalf of the Parties hereby warrant that they have the requisite authority to execute this Delay Agreement on behalf of the respective Parties and that the respective Parties have agreed to be and are bound hereby.

5.10 Further Assurances. After the execution of this Delay Agreement, the Parties agree to execute and deliver such documents, and to take or cause to be taken all such other actions, as either Party may reasonably deem necessary or appropriate in order to carry out the intents and purposes of this Agreement.

5.11 Severability. If any term or provision of this Delay Agreement shall, to any extent, be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable, or unenforceable term or provision shall not affect the enforceability of any other term or provision of this Delay Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written:

FOR MAGNA METRO TOWNSHIP
A Municipal Corporation

Dan W. Peay, MAYOR

ATTEST:

Sherrie Swensen
Salt Lake County Clerk
METRO TOWNSHIP CLERK/RECORDER

APPROVED AS TO FORM:

METRO TOWNSHIP ATTORNEY

(seal)

FOR Developer

[TITLE]

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this _____ day of _____, 2020, appeared before me
_____, personally known to me or identified on the basis of satisfactory
evidence to be the [TITLE] of _____, who acknowledged to me that
he executed the foregoing instrument on behalf of [DEVELOPER].

WITNESS MY HAND AND OFFICIAL SEAL:

Notary Public



Greater Salt Lake Municipal Services District

Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

matstarley@msd.utah.gov

File #:

AMENDMENTS TO THE MAGNA METRO TOWNSHIP MODERATE INCOME HOUSING ELEMENT A SUPPLEMENTAL DOCUMENT TO THE WHITE CITY GENERAL PLAN

Public Body: Magna Metro Township Planning
Commission

Meeting Date: TBD September 8, 2022

Request: Review Amendments to the Magna Metro Township Moderate Income Housing Element

Applicant Name: Magna Metro Township Planning Staff

MSD Planner: Matthew Starley

MSD Planning Staff Recommendation: Review and Recommend Adoption

PROJECT DESCRIPTION

During the legislative session this year, the state approved HB 462, which made updates to SB34 (2019). HB 462 Housing Affordability Amendments have made significant changes to the process and requirements for community moderate-income housing plans regarding both implementation and annual reporting on how the community fulfills its housing plan goals. These changes are the reason that staff is bringing the proposed update to the moderate-income housing plan to the Planning Commission for review. Communities have been given a tight deadline to amend their existing moderate income housing plans by October 1, 2022. This does not mean that moderate income housing plan cannot be amended again after October 1st. If there are necessary changes that need to be done in subsequent years, staff will review and amend the housing plan.

Under state statute, moderate income housing plans are required as part of the municipality's general plan. Therefore, the update to the moderate income housing plan is being processed as an amendment to the general plan and will follow all required noticing and processing per state statute. At a minimum, the Planning Commission is required to hold a public hearing for the community on the changes made to the moderate income housing.

The public hearing for the drafted 2022 Moderate Income Housing Plan (MIHP), which replaces the 2019 Plan, September 8th during the Magna Metro Township planning commission meeting. Following the public hearing, the Planning Commission, can make a recommendation to the Metro Township council regarding the draft. Any revisions recommended will be applied before the October Council Meeting. The amended 2022 Moderate Income Housing Plan must be adopted by October 1st, 2022, to comply with State Code.

GENERAL PLAN CONSIDERATIONS

The recently adopted General Plan was relied on heavily in the creation of the Moderate Income Housing Update. The General Plan contains a great deal of language describing the future desired characteristics for districts and catalytic zones within the community. These descriptions were relied on heavily when considering the strategies and goals that were selected for the MIHP.

In developing the action items that populate the timelines that describe actions associated with each strategy, a review of the existing General Plan Work Program was conducted. Items from the existing work programs that were relevant to the subject of housing, or to any of the strategies selected, were considered for inclusion as an action item in the MIHP. The wording of these action items was then updated to reflect updates and developments within the community since the completion of the general plan, as well as language was adjusted on various action items to bring the content in line with various other relevant planning documents that have since been released or whose release is pending, which will have some influence on the direction of planning within the community of Magna Metro Township, such as the anticipated Kerns/Magna Active Transportation Plan.

The General Plan Work Program calls for the creation of several Special Area or District plans for catalytic development sites throughout the community. The creation and application of documents guiding development, zoning, and infrastructure needs for these areas contribute to many of the action items selected for community strategies. This strategy, identified within the general plan, will allow the community of Magna to be very specific about where increases in housing density, and the subsequent opportunities for increases in the supply of moderate income housing that often accompany, occur. It will also allow the community to ensure that areas where this density will take place are those that are, or will be, serviced with sufficient infrastructure and resources to support any increase in housing supply.

By prioritizing strategies that are in line with the direction already established in the General Plan, Magna community leaders and planning staff can be sure that efforts taken to provide for moderate income housing needs in the community have been considered in coordination with a variety of other subjects that can affect the ultimate success or failure of any new development project. As well the community can ensure that the development required to facilitate the need expressed in the plan will not take place in neighborhoods and areas that are not appropriate for the types of housing that typically facilitate lower overall housing cost. This ensures that actions taken in association with the adoption of this General Plan Element will support the community's desires to improve targeted areas of the city appropriate for the expansion of housing resources, while protecting the valued character of existing neighborhoods and community spaces.

LAND USE CONSIDERATIONS

Disclaimer: any changes of land use contemplated in this staff report or in the General Plan must follow all applicable regulations outlined in the code. Changes of use that involve rezoning will be subject to a legislative application process and request for rezoning will be filed with the MSD and then reviewed by the Emigration Canyon Planning Commission and ultimately must be approved by the Emigration Canyon Council following all applicable local and state standards. Rezoning applications are legislative and therefore not guaranteed to be approved.

No changes in land use (rezones) will result from the approval or recommended approval of this supplement to the existing General Plan document or as part of this staff report.

ISSUES OF CONCERN/PROPOSED MITIGATION

Below is a list of questions with answers that are intended to clarify the intent of the document and some issues regarding the current condition and future intent of the document.

Why is the draft so text heavy?

- It is the intent of the planning staff to use the time between the public hearing and the eventual approval hearing at the September Metro Township Council meeting to include within this draft, any recommendations that the public or planning commission may have and adopt this draft to a new layout that will allow for the addition of some supplemental imagery describing the community and different housing types and conditions.
 - The new layout should also solve some problems with the readability of charts that exist within the draft distributed with this staff report.
- The final draft and new layout will include a complete list of figures and tables that are used within the document.

We are not using some of the strategies that had chosen previously?

- This is true. Planning staff have included the 2019 Version of the plan as well as the most recent update from staff in this packet. A review of the update will show that some of our strategies were found to be not as desirable as hoped when drafted, such as a good landlord program, while others needed an update.
- The biggest change that has taken place since the adoption of the previous plan was the adoption of the General Plan Update in March 2021. Because this guiding document update now exists, many of the strategies chosen for the MIHP update were selected in part, because they coincided with the direction given and work program articulated within the General Plan document.
 - Planning staff believe that consistency between planning documents can ensure that efforts sent in the community are working toward a greater whole, and that some prioritization, and community engagement has been conducted on the issue and approved and adopted by the appropriate planning bodies within the community.
 - In short... This can facilitate better coordination and resources on larger projects which will reduce overall costs and increase viability at the same accomplishing multiple goals in the General Plan.

Why was the strategy that I prefer most not chosen?

- There were a variety of factors considered when choosing the strategies listed in this draft:
 - Feedback received from the two public outreach meetings held, as well as the feedback received from the survey that went out to the public.
 - Direction found within the General Plan and action items already identified and articulated in the work program.
 - Strategies that are in line with the current and scheduled efforts of planning staff working for and in the community.
 - Items that are most likely to provide the community to provide the state with the type of feedback they are likely to find satisfactory.
- This plan will be successful effort for the community if:
 - The strategies and actions described within are carefully considered and executed successfully
 - The strategies and actions are successfully reported to the state.
 - This is the most important aspect of the plan in some respects is reporting annually on all the strategies is a key element to positioning the community of Magna to receive the maximum grant and funding dollars possible.
 - Failure to report successful actions will not illuminate the possibility of receiving funding for the community, but it certainly will not help

- Additional actions may be considered that would benefit the community but have not yet been mentioned during the planning process:
 - The community may, at times, find that other strategies outlined in State Statute may be appropriate depending on available resources and land. Planning Staff can facilitate all actions that will help to provide more moderate income housing within the community, and staff are happy to make changes necessary to the document language. Staff would like to reiterate that part of success of the plan requires a successful reporting schedule.
 - A reporting schedule and timeline for proposed actions has been included in the draft MIHP so the community has a rough outline of tangible steps to build over time and improve conditions. that responses should build years activities and activate opportunities that may not have been available without the completion of previous actions.

NEIGHBORHOOD RESPONSE

The state requirements for 2022 became effective on June 1st, 2022, with a deadline to adopt updated plans by October 1st, 2022. This gave a small amount of time for public engagement, however during June, July, and August, three public meetings were held for residents to review the new strategies and offer their recommendations for the strategies that would be most appropriate for Magna.

Two informational events were held on June 29th, and July 13th where residents could discuss the strategies with staff and offer their recommendations. A Moderate Income Housing Survey was distributed to residents who were unable to attend the in person events.

Public response for the plan draft is scheduled for September 8th, and will take place at the Metro Township Planning Commission Meeting.

REVIEWING AGENCIES RESPONSE

A review of the draft by Magna's attorney and the MSD's land use attorneys has been conducted and will be completed prior to the adoption of the comprehensive code updates.

Other agencies will review the code as needed based on the content in each chapter. Currently a version of the draft has been shared with Salt Lake County Economic Development as their cooperations is key to successfully accomplishing some strategies selected.

PLANNING STAFF ANALYSIS

Arriving at the selected strategies and actions in this plan was ultimately a result of analysis combining the feedback received from the public and community leaders, analysis of existing conditions performed by staff, and an analysis of the current General Plan direction and actions items relevant it the MIHP update. Each strategy selected is believed by staff to be a strategic action that if complete will improve the overall condition and availability of affordable housing within the community, as well as provide the community and community staff with a viable opportunity to return and satisfactory report to the State reviewers. a

A variety of resources were used in the formation of this plan. Data were retrieved from the United States Census Bureau American Community Surveys, ESRI Community and Business Analyst Online, and Salt Lake County Geographic Information System. The Utah Department of Workforce Services, Housing, and Community Development Division provides a database of resources to assist municipalities in the creation of their moderate-income housing plans. The following resources were particularly critical in this assessment's development:

- ULCT and WFRC HB 462 Summary
- ULCT SB 34 and HB 462 Guidance
- DWS, ULCT, WFRC Moderate Income Housing Deep Dive of HB 462
- Updated 10-9a-403 General Plan Preparation
- Update 10-9a-409 Moderate Income Housing Report - Contents – Prioritization for fund or projects, ineligibility for funds after noncompliance - civil actions

Staff also considered feedback given during two in-person public engagement meeting and the results of a survey distributed through physical and digital mediums. Review of community feedback is included in the report.

Staff has also coordinated with multiple agencies and attended the Moderate Income Housing Deep Dive Workshop hosted in April 2022.

Other Housing Plans Reviewed:

- Taylorsville MIH 2018
- West Valley City 2019
- Provo City 2019
- Draper City 2021
- Millcreek City 2021

PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommend that Magna Metro Planning Commission recommend approval (with and revisions found to be required) of the Moderate Income Housing Plan Update as a Supplemental Update to the 2021 Magna General to the Community Council.

July/August Draft

Magna Metro Township

2022 Moderate Income Housing Plan

GREATER SALT LAKE MUNICIPAL SERVICES DISTRICT
Planning and Development Services

Acknowledgements

Magna Metro Township

PLANNING COMMISSION:

Jed Taylor
Ammon Lockwood
Aaron Weight
Sara VanRoosendaal
Mark Elieson
Dan Cripps

MAGNA METRO TOWNSHIP COUNCIL:

Steve Prokopis, Jan 2020 - Dec 2023
Eric G. Barney, Jan 2022 - Dec 2025
Mayor Dan W. Peay, Jan 2020 - Dec 2023
Trish Hull, Jan 2022 - Dec 2025
Audrey Pierce, Jan 2020 - Dec 2023

RESIDENTS

Greater Salt Lake Municipal Services District

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Contents

Magna Metro Township	0
Acknowledgements	1
Magna Metro Township.....	1
Greater Salt Lake Municipal Services District	1
Contents.....	2
Executive Summary.....	4
Prelude.....	4
Context.....	4
Selected Strategies.....	5
Introduction	6
Plan Structure	6
Planning Context.....	6
Purpose of the Plan.....	7
Moderate Income Housing Plan Requirements.....	8
State Mandated Requirements Overview	8
Potential Strategies Provided in HB 462	9
Adopt an Implementation Plan.....	10
Report Components.....	10
Report Review.....	11
Priority and Penalties.....	11
Utah Fair Housing Act	12
Terminology	12
Types of housing and Development	12
Regarding Income	13
Programs and Agencies.....	14
Methodology Research, Consultation, and Collaboration	15
Magna Metro Township Existing Housing Conditions	16
Introduction to Magna Metro Township	16
North of the Highway 201 Corridor	16
South of the Highway 201 Corridor	17
Demographics, Income, and Housing Characteristics.....	20

Demographics	20
Incomes.....	24
Existing Housing Characteristics	26
Cost-Burdened Housing	29
Capacity to Pay.....	29
Community Engagement	38
Community Feedback	38
Right now, what is your most significant housing challenge?	38
Would you support the addition of accessory dwelling units, townhomes, courtyard housing, or mixed-use (apartments above storefronts) in your community if it helped address housing choice and affordability? Why or why not?	39
What housing features are most important to you?	39
What is one reasonable action you think your community could take in the next year to improve housing conditions and options?.....	40
Strategies & Actions.....	41
Previous Strategies	41
Strategies Selected and Actions Developed	41
Report Summary of Previous Strategies from the 2019	42
2020 Strategies	43
Why five strategies?.....	43
Selected Strategies.....	44
Strategy 1 Invest in MIH Infrastructure.....	44
Strategy 2 Transit Investment Corridors	48
Strategy 3 Mixed-Use Zones	50
Strategy 4 RDAs, CDAs, & RAs	53
Strategy 5 Missing Middle Housing.....	55
Timeline & Milestones – Five-year Plan.....	58
References and Resources	59
Affordable Housing in General.....	59
Accessory Dwelling Units	59
Zoning	60
List of Organizations and Websites.....	60

Executive Summary

Prelude

Utah is facing a housing crisis. In Salt Lake County, the median price of a single-family home hit \$580,000 in February, up over 23.6% from \$469,000 at the same time last year, according to the Salt Lake Board of Realtors (<https://mtnwest.com/blog/utahs-housing-crisis/>). The research accomplished in this plan suggest that over 50% of Magna residents no longer can reasonably expect to own a home within the community given current income rates and housing price.

Many residents who are unable to afford to live in the community, choose to live in housing they cannot afford. Over 20% of Magna residents are currently spending more than 30% of their monthly income on housing costs. They might choose to do so because of a connection to the community, or because despite the cost Magna offers the best available option, or they might be living in a space that is larger than they need because a more suitably sized space was not available. Whatever the reason, households that are paying too much in rent are not spending enough in the community and may be struggling to upkeep and maintain their unit. This is not a choice. Who is offering to pay more for housing then is required?

Magna is currently one of the most affordable communities in Salt Lake County. Development of the Inland Port Area, the State Prison Site, and the front range of the Oquirrh Mountains will bring development pressure to the Municipality that will threaten that designation. Magna can act now, to ensure that residents making less than the Area Medium Income of just over \$65,000 annually are not priced out of the municipality within the next 5 to 10 years. By planning for a diverse supply of housing units within its borders, tailored to meet the needs of community households in the spectrum of required unit size, and the spectrum of the communities capacity to afford, the municipality can ensure that citizens born and raised in Magna will have the opportunity remain within their community throughout every stage of life, whatever the housing need might be during that time, or the reasonable capacity to afford.

Context

The 2022 Magna Metro Township Moderate Income Housing Plan (MIHP or Plan) is a supplemental element of the Magna General Plan Update completed in March of 2021. This MIHP is being updated as a result of [State Legislation 2022 HB 462 'Utah Housing Affordability Amendments'](#), that was passed into law on March 4th, 2022, becoming effective on June 1, 2022.

The previous Moderate Income Housing Plan for Magna Metro Township was adopted in November of 2019 per state statute. The original legislation (['2019 SB 34 'Affordable Housing Modifications'](#)) required that applicable communities listed in the bill adopt a housing plant that included current housing data and the strategies or methods that the municipality was going to use to improve moderate income housing conditions within the community. The municipality would then report to the Utah Department of Workforce Services, Housing and Community Development Division (Department) every year, using the Department of Workforce Services' Report Form, on how they are fulfilling the strategies selected. The Department would then review and evaluate Magna's progress toward its goals and policies regarding housing as outlined in this Plan.

An updated analysis of the housing condition and demographics of the municipality has been conducted. This analysis, along with feedback for community members and community leaders, has been utilized to inform the selection of the 5 strategies that are included in the 2022 Plan.

Selected Strategies

Magna's five strategies for addressing moderate income housing needs include (the letter designations here are taken directly from Utah Code Section 10-9a-403(2)(b)(iii) which provides a list of 24 options, labeled A through X, to be considered):

- B. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.
- G. 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.
- F. 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.
- P. Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.
- W. Create or allow for, and reduce regulations related to, multi-family residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

Introduction

Plan Structure

The Moderate Income Housing Plan (“MIHP”) is organized into six sections:

- **Introduction**
 - Overview of the minimum requirements for Moderate Income Housing Plan content and reporting, as defined in Utah State Code
 - Methodology
 - Overview of methods used for data collection, public engagement, and research
- **Magna Metro Township Existing Housing Conditions**
 - Demographic Summary
 - Updated demographic data for Magna from the 2020 Census and other sources
 - Housing Stock
 - Updated housing stock data from the 2020 Census and other sources
- **Cost-Burdened Housing**
 - Housing Availability and Affordability
 - Updated housing availability and affordability data from the 2020 Census and other sources
- **Community Engagement**
 - Breakdown of feedback received from the community
- **Strategies and Actions**
 - This chapter is completely new, as it was not required by the State when the 2019 Moderate Income Housing Plan was adopted. The minimum requirements for the implementation element include a timeline of expected accomplishments and milestones for the chosen strategies.
- **Timeline and Milestones**

Planning Context

State code requires that general plans estimate the need for moderate-income housing. As part of the MIHP process, an assessment of current population demographics and housing conditions was conducted. This assessment guided the development of goals and action items in the Moderate-Income Housing Plan. These goals address community needs regarding housing. A variety of additional factors affecting the quality and affordability of housing were also included, especially the connection to land-use and active and public transportation. The housing plan will be reviewed annually using the Department of Workforce Services’ Reporting Form. The review will evaluate Magna’s progress toward its goals and policies regarding housing as outlined in this plan.

Magna Metro Township and the Greater Salt Lake Municipal Services District understand that good planning encourages and includes public input. This assessment will be shared during public outreach events regarding the formation of the Moderate-Income Housing Element to the General Plan.

Magna Metro Township and the Greater Salt Lake Municipal Services District recognize the importance of regional cooperation, especially regarding housing. Magna’s planners and technicians are actively engaged in the Wasatch Front Regional Council committees, including the Technical Advisory Committee, the Active Transportation Committee, and the Regional Growth Committee. Expertise and information from the Utah Department of Workforce Services, Housing and Community Development Division; the Wasatch Front Regional Council; the Utah League of Cities and Towns; and Zions Public Finance; and the Magna Water District all contributed to this assessment.

Purpose of the Plan

Based upon regulatory requirements by the State of Utah, existing conditions, future projections, community feedback, and planning best practices, the Magna Metro Township Moderate Income Housing Plan 2022 Update has the following objectives:

Meet regulatory requirements of *House Bill 462 Housing Affordability Amendments* by updating the Plan’s strategies, including an implementation element, reporting on the status of moderate income housing to the State of Utah, and providing a robust plan for meeting community needs.

Provide Magna Metro Township with the necessary resources to inform residential development decisions to be beneficial, fair, equitable, and a good fit for the needs of residents. Decisions made regarding zoning, fees, land-use planning, and more can impact housing. These decisions are best made with full and detailed information regarding current and future conditions and needs.

Provide an implementation plan and tools for implementing community goals. The implementation plan is required by House Bill 462. Requirements include a timeline for implementation and identified milestones to accomplish the strategies chosen by the community and Council. The implementation plan informs how to put ideas into practice.

Enhance quality of life in the community with a community-based, “ground-truthed” housing plan. Housing matters. Affordable, safe housing bolsters the well-being of its residents at all income levels.

- Housing is a “keystone” of community planning, which links transportation, land-use, and can help to create community cohesion. Well-planned neighborhoods with balanced housing options improve traffic congestion, are compatible with community open-space needs, and keep “eyes on the street,” which encourages walkability, neighborliness, and community policing and reporting.
- Providing housing that meets the needs of the community workforce. Local employees can afford to live in the community, businesses have access to employees, and potential employees have better access to job opportunities. This can lead to better wages for employees, as increased opportunity creates competition for talent.
- lower-income households are less reliant on public assistance.

Moderate Income Housing Plan Requirements

State Mandated Requirements Overview

In 2019, the Utah Legislature passed legislation ([2019 SB 34 'Affordable Housing Modifications'](#)) requiring cities to adopt a moderate income housing plan with specific strategies and targets identified to increase the number of moderate income housing units within the municipalities' boundaries. Municipalities were then required to report on their progress meeting the targets specified in said plan each year thereafter.

In 2022, the Utah Legislature passed House Bill 462 Housing Affordability Amendments. HB 462 alters the existing moderate income housing requirements for Magna in the following ways:

- **Annual Reporting:** HB 462 updates the timeline for yearly reporting. Magna is required to complete a moderate income housing plan update by October 1st, 2022. Every year following the adoption of the updated plan Magna will be required to complete a moderate income housing report by October 1st and submit it to the Utah Department of Workforce Services – Housing and Community Development Division.
- **Report Review:** Reporting forms which include the components discussed previously and based off the previous fiscal year will be due on October 1st, of every following year.
 - When reviewing the reporting form for the compliance the municipality must demonstrate that the municipality made plans to implement the strategies, that a reasonable timeline for selected strategies has been provided, that the form is completed correctly, and that other sufficient information is provided for compliance review.
- **Prioritization and Penalties:** If the Utah Department of Workforce Services reviews the report and determines the municipality complies with the minimum requirements (5 strategies for cities with fixed guideway transit, 3 for cities without fixed guideway transit), and the municipality has adopted two additional menu item strategies, the municipality may receive priority consideration for funding from the *Transportation Investment Fund* (TIF), *Transit Transportation Investment Fund* (TTIF), and the *COVID-19 Local Assistance Matching Grant Program*.
- **Implementation Plan:** All communities must include an implementation plan to accomplish the strategies and a timeline of their anticipated benchmarks and completion date over the next 5 years, allowing for some flexibility for the municipality to adjust.
- **Accessory Dwelling Unit Requirements:** Requirements for internal accessory dwelling units have also been modified. It is now prohibited to impose impact fees on internal accessory dwelling units. Magna allows internal accessory dwelling units as a permitted use by state mandate and does not charge Impact fees.
- **Moderate Income Housing Strategies:** HB 462 updates the available options or strategies communities must include in their housing plans. Magna must now update the strategies in its original Plan to coordinate with the new language in HB 462. Magna is required to implement **at least three** of the following strategies in order to be eligible for certain transportation funding. Municipalities that select **five strategies** in their housing plans rather than the minimum three will qualify for enhanced prioritization of state TIF/TIFF and ARPA local match programs funds.

Potential Strategies Provided in HB 462

The State of Utah provides a list of twenty-four strategies which a municipality is required to choose from. These strategies are listed below, and can be found in [State Code 10-9a-403](#).

- A. Rezone for densities necessary to facilitate the production of moderate income housing.
- B. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.
- C. Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing.
- D. Identify and utilize county general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the county/municipality for the construction or rehabilitation of moderate income housing.
- E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
- F. 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.
- 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.
- H. 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 a residential development near major transit investment corridors or senior living facilities.
- I. Amend land use regulations to allow for single room occupancy developments.
- J. Implement zoning incentives for moderate income housing units in new developments.
- K. Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund.
- L. Reduce, waive, or eliminate impact fees related to moderate income housing.
- M. Demonstrate creation of, or participation in, a community land trust program for moderate income housing.
- N. Implement a mortgage assistance program for employees of the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality.
- O. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or

any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

- P. Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.
- Q. Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.
- R. Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.
- S. Create a Program to transfer development rights for moderate income housing.
- T. Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing.
- U. Develop a moderate income housing project for residents who are disabled or 55 years old or older.
- V. Develop and adopt a station area plan in accordance with section 10-9a-403.1.
- W. Create or allow for, and reduce regulations related to, multi-family residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.
- X. Demonstrate implementation of any program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

Adopt an Implementation Plan

In drafting the implementation plan portion of the moderate income housing element as described in Subsection (2)(a)(iii)(c), the planning commission shall establish a timeline for implementing each of the moderate income housing strategies selected by the municipality. The timeline shall identify specific measures and benchmarks for implementing each moderate income housing strategy selected by the municipality, whether one-time, or ongoing, and provide flexibility for the municipality to make adjustments as needed.

Report Components

SB 34 (2019) required applicable municipalities, metro townships, and counties to submit an annual report to the Department of Workforce Services (DWS) annually on December 1. HB 462 updates the reporting process. Instead of requiring reports on December 1 of each year, reports will be due on October 1st of each year, the start of a municipality's fiscal year. The initial year (2022) submittal must include a description of each adopted MIHP strategy selected by the municipality and a specific implementation timeline for each strategy. Subsequent reports completed for each fiscal year period must include:

- MIHP strategies and implementation plans;

- A description of each action, one time or ongoing, taken by the municipality during the previous fiscal year (or past years if applicable) to implement the MIHP strategies;
- A description of each land use regulation or decision made by the municipality during the previous fiscal year (or past years if applicable) to support their MIHP strategies;
- A description of any barriers encountered by the municipality during the previous fiscal year (or past years if applicable) in implementing MIHP strategies;
- A description of how the private sector and market have responded to the selected MIHP strategies, including the number of entitled residential units and other relevant data;
- Information regarding the number of accessory dwelling units located within the municipality issued a business license or construction permit; and
- Recommendations on how the state can support the municipality in implementing MIHP strategies;

This annual, updated data collection and report should help communities complete the narrative on land-use planning and housing policy.

Report Review

HB 462 requires DWS to approve the reporting form each year and make the form available on or before July 1 of each year that the report is required. Reporting jurisdictions are then required to submit their reports to DWS on or before October 1 of that same year. HB 462 removes the requirement for reporting entities to submit their reports to their Association of Governments (AOG) or Metropolitan Planning Organization (MPO). Within 90 days of DWS receiving a report, the division must post the report on their website; send a copy to UDOT, GOPB, the jurisdiction's AOG and (if applicable) MPO; and review the report to determine compliance with the updated list of menu items. HB 462 states that a jurisdiction's report complies with the requirement if the report:

- Include the stated information required in the report;
- Demonstrate to DWS that the municipality made plans to implement MIHP strategies;
- Include a reasonable timeline for the selected strategies;
- Meet the requirement of incorporating one of the transit sub-menu items if the municipality has a fixed guideway public transit station;
- Is completed in the form provided by DWS;
- Provides sufficient information for the division to:
- Assess the municipality's progress in implementing strategies,
 - Monitor the municipality's compliance with their implantation timeline,
 - Identify a clear correlation between the municipality's land use decisions and their efforts in implementing selected strategies, and
 - Identify if and how the market has responded to the municipality's MIHP strategies.

Priority and Penalties

If DWS reviews the report and determines the municipality complies with the minimum requirements (5 strategies for cities with fixed guideway transit, 3 for cities without fixed guideway transit) and the municipality has adopted two additional menu item strategies, the municipality may receive priority

consideration for funding from the Transportation Investment Fund, Transit Transportation Investment Fund (TTIF), and the COVID-19 local assistance matching grant program. If the municipality only complies with the minimum number of strategies (5 or 3), their requests for Transportation Investment Fund projects, TTIF projects, and local matching grant funding will not be prioritized, but they are still eligible to be funded.

If DWS determines the municipality's MIHP fails to comply with the requirements, they must send a notice to the municipality, UDOT, and GOPB. The notice shall include that municipality is ineligible to receive funds, which funds they are ineligible to receive, the fiscal year that the municipality is ineligible for, and the basis for DWS' determination. The SB 34 provision that UDOT may not program Transportation Investment Fund or TTIF funds on projects within municipalities that fail to comply with reporting requirements still applies. HB 462 adds ineligibility for the COVID-19 Local Assistance Matching Grant Program as a consequence for noncompliance.

HB 462 does provide municipalities with an opportunity to correct reporting deficiencies and come into compliance. In the notice given to the municipality, DWS must provide a description of each deficiency in the report and the actions needed to cure each deficiency. The legislative body of the municipality will be given 90 days from the day the notice is sent to cure the identified deficiencies, or they will lose eligibility for Transportation Investment Fund/TTIF funding.

Utah Fair Housing Act

In accordance with state and federal laws, Magna Metro Township exercises the authority to plan, zone, and regulate land use in promoting the community's health, safety, and welfare. The moderate income housing element of this Plan acknowledges and upholds the Utah Fair Housing Act by promoting the equal protection and equitable treatment of all people who lawfully seek to rent, lease, purchase, or develop real property within its jurisdiction. Its housing policies and plans strictly prohibit discrimination based on color, disability, ethnicity, familial status, gender identity, national origin, race, religion, sex, sexual orientation, source of income, or any other suspect classification. It is the policy of Magna Metro Township to report housing discrimination to the Utah Antidiscrimination Labor Division immediately. It is the goal of Magna Metro Township to prevent, eliminate, and/or mitigate any unfair housing practices that may result from its plans, policies, regulations, and ordinances. It is also the goal Magna Metro Township to affirmatively further fair and affordable housing by reviewing the housing needs of its moderate income households and its vulnerable populations biennially, and by proactively planning to meet their needs.

Terminology

A variety of terms are used in reference to housing. The following list defines and explains these terms:

Types of housing and Development

Housing unit: a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters

Single-family residential: housing units that are individually assessed and can be bought and sold as a single unit. This includes single family dwellings, townhomes, condos, and mobile homes.

Internal Accessory Dwelling Unit: Allowed as a permitted use through state statute and defined as an accessory dwelling unit:

- Within the primary dwellings’
- Within the footprint of the primary dwelling described in subsections(1)(a)(i) at the time the internal accessory dwelling unit was create; and
- For the purpose of offering a long-term rental of 30 consecutive days or longer

Multi-family residential: housing units such as duplexes and apartments

Fair housing: The Federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968) protects people from discrimination when they are renting, buying, or securing financing for any housing. The prohibitions specifically cover discrimination because of race, color, national origin, religion, sex, disability, and children. In Utah, state law also recognizes source of income as a protected class. (Definition from ULCT “Housing Policy in Utah” 2018).

Transit-oriented development (TOD): type of development that maximizes the amount of mixed-use development that is built around quality transit hubs, including train and bus centers. Linking housing and transportation can give workers better access to jobs, and businesses better access to potential employees and customers. (Definition from ULCT “Housing Policy in Utah” 2018).

Mixed-use development: pedestrian friendly development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses. A mixed-use development may have retail space on the bottom floor of a multi-story building with offices and apartments on the middle and top floors. It can provide for ample job opportunities, convenience amenities, and a high walkability score for individuals on residential floors or residing in nearby communities. (Definition from ULCT “Housing Policy in Utah” 2018).

Accessory dwelling unit (ADU): small, self-contained residential units located on the same lot as an existing, single-family home. These can be attached or detached units. (Definition from ULCT “Housing Policy in Utah” 2018).

Infill development: development of vacant or under-used parcels within existing urban centers that are otherwise built-out and fully developed. (Definition from ULCT “Housing Policy in Utah” 2018).

Regarding Income

Area median income (AMI): the median family income level for an area (in this report, Salt Lake County) as determined by the Federal Department of Housing and Urban Development, based on U.S. Census data. The median divides the income distribution into two equal parts: one-half of the cases fall below the median income and one-half above it. HUD uses the median income to calculate income limits for eligibility in a variety of housing programs. HUD estimates the median family income for an area and adjusts that amount for different family sizes. Referred to as AMI in this plan.

Target income groups: Low-income households are split into three groups based

upon a percentage of the AMI. They are referred to as the Targeted Income Groups in this plan. The three groups include:

- **Moderate-income**
 - *80 to 50 percent of AMI*
- **Low-income**
 - *50 to 30 percent of AMI*
- **Very low-income**
 - *30 percent of AMI and less*

Monthly housing allowance: the maximum amount a household can spend on housing costs per month, including utilities and other fees. The monthly housing allowance represents the total housing costs affordable at 30 percent of gross income. (Definition from ULCT “Housing Policy in Utah” 2018).

Housing Cost-Burden: a household that spends 30% or more of their income on housing costs, including rent and utilities.

Affordability threshold: the maximum home price for each of the targeted income groups based on calculated monthly housing allowances.

Housing gap: the difference between the number of housing units available at 30, 50, 80, and 100 percent AMI and the number of households at those income levels. If there are more households than available housing units, then households are forced to pay above or below their means for their housing.

Programs and Agencies

Affordable Housing Program (AHP): a federal competitive program of the Federal Home Loan Bank system that provides grants twice a year through financial institutions for investment in low- or moderate-income housing initiatives. This program is flexible: AHP funds can be used in combination with other programs and funding sources, helping make projects more feasible. (Definition from ULCT “Housing Policy in Utah” 2018).

American Community Survey (ACS): an annual survey administered by the U.S. Census Bureau that gathers demographic and economic data from a sample of the U.S. population.

Utah Department of Workforce Services (DWS): an agency that consolidates employment and public assistance programs to help people find jobs, to assist businesses in finding workforces, and to support housing needs.

Department of Housing and Urban Development (HUD): This agency develops and implements policies regarding housing and metropolitan areas. The Utah branch offers programs to help provide affordable housing.

Low-income housing tax credit program (LIHTC): This program was formed in the Federal Tax Reform Act of 1986. Developer owners of LIHTC properties can get credits for federal income tax liability, so the program incentivizes developers to invest in affordable housing projects. There are also state-run LIHTC programs. The Utah Housing Corporation (UHC), made in 1975 by Utah legislation, creates an adequate supply of money available for mortgage loans at reasonable interest rates help provide affordable housing for low- and moderate income persons. (Definition from ULCT “Housing Policy in Utah” 2018).

Olene Walker Housing Loan Fund (OWHLF): Created in 1987 by the State of Utah, the OWHLF supports quality affordable housing options to meet the needs of Utah’s individuals and families. The fund partners with public and private organizations to develop housing that is affordable for moderate-income, low-income, and very low-income households. (Definition from ULCT “Housing Policy in Utah” 2018).

United States Census Bureau (USCB): a federal agency in charge of the decennial census and the yearly American Community Survey data on population and demographics throughout the United States.

Utah Non-Profit Housing Corporation (UNPHC): a non-profit that aims to help develop and provide affordable housing to families throughout Utah.

Methodology | Research, Consultation, and Collaboration

A variety of resources were used in the formation of this plan. Data were retrieved from the United States Census Bureau American Community Surveys, ESRI Community and Business Analyst Online, and Salt Lake County Geographic Information System. The Utah Department of Workforce Services, Housing, and Community Development Division provides a database of resources to assist municipalities in the creation of their moderate-income housing plans. The following resources were particularly critical in this assessment’s development:

- ULCT and WFRC HB 462 Summary
- ULCT SB 34 and HB 462 Guidance
- DWS, ULCT, WFRC Moderate Income Housing Deep Dive of HB 462
- Updated 10-9a-403 General Plan Preparation
- Update 10-9a-409 Moderate Income Housing Report - Contents – Prioritization for fund or projects, ineligibility for funds after noncompliance - civil actions

Staff has also coordinated with multiple agencies and attended the Moderate Income Housing Deep Dive Workshop hosted in April 2022.

Other Housing Plans Reviewed:

- Taylorsville MIH 2018
- West Valley City 2019
- Provo City 2019
- Draper City 2021
- Millcreek City 2021

Magna Metro Township Existing Housing Conditions

Introduction to Magna Metro Township

Magna is defined by its past and current mining history and the associated development of a quaint little town. In, 2022 the estimated population of Magna Metro Township was 27,029 residents (ACS B01003, 2020). Magna's boundary is a bit irregular in that a great majority of the geographic area is found north of the Highway 201 corridor, where the development and zoning pattern is quite distinct from the communities south of the corridor. Figure 1 shows the Metro Township boundaries.

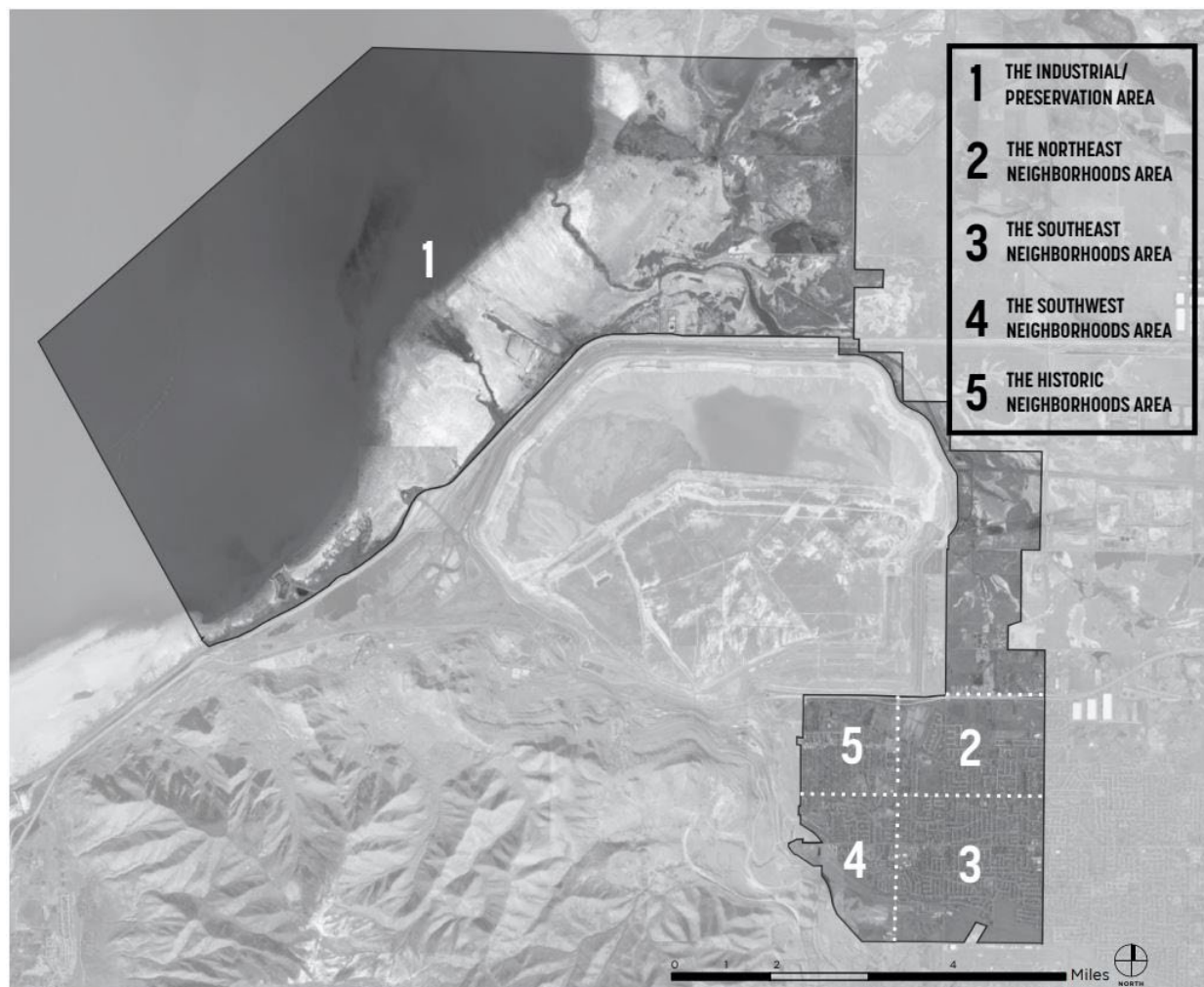


Figure 1: Map of Magna Metro Township

North of the Highway 201 Corridor

The northern part of the Municipality and includes the Inland Sea Shorebird Reserve, the Great Saltair, the Inland Port and the Great Salt Lake State Park and Marina. This area contains several sensitive ecological resources within the Reserve and State Park, which are expected to remain a preserve.

The area presents a number of engineering restrictions and ecological sensitivities that will shape the pace and character of development. Wetland ecologies associated with the shoreline and estuaries of the Greater Salt Lake Ecosystem present opportunities for the development of recreation resources like trail systems and observation points which can provide open space opportunities that make housing in the area more attractive to families and more equitable in the opportunities they provide.

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THE NORTHEAST NEIGHBORHOODS AREA

South of SR-201 to 3100 South and west of 7200 West to 8400 West. The area is primarily single family residential with a traditional suburban layout and grid with some multifamily development occurring. The Northeast Neighborhoods Area will see new commercial and industrial development, as well as some multifamily development.

There are several parcels or groups of parcels that are appropriate for medium- to higher-density housing. The property south of the Riter Canal and north of approximately 2820 South is currently under development at approximately 18-20 units per acre. The area north of 3100 South and south of approximately 2800 South is currently under development at approximately 12 units per acre. This mix of densities with both for rent and for purchase housing units is consistent with the current residential neighborhood pattern.

The neighborhoods in The Northeast Neighborhoods Area are relatively stable with adequate storm drain infrastructure. The neighborhood is underserved for parks. As new development occurs open space and park amenities should be required as part of the development approval.

THE SOUTHEAST NEIGHBORHOODS AREA

3100 South to the Municipality southern border at 4100 South and between 7200 West and 8400 West. The area is primarily single family residential with a traditional suburban layout and grid. This area host's Magna's primary retail locations, which have been identified as future Catalytic areas for the Municipality. The established neighborhoods in this area will continue to thrive with opportunity for medium density housing development complementing Little Valley Gateway to the west of 8400 West, which will develop with a gross density of over 10 units per acre.

The commercial areas at the intersections of 3500 South and 7200 West and 3500 South and 8400 West are Magna's primary retail locations. The intersections have been identified as Catalytic Opportunities for the Municipality provide additional housing and neighborhood and community focused services with mixed-use development opportunities. At 8400 West, an opportunity to provide higher density housing at densities up to 25 units per acre exists.

Just outside this area there are several parcels or groups of parcels that are appropriate for mixed-density housing to include densities ranging from four units per acre to 12 - 18 units per acre. The intersection of 4100 South 8400 West represents an opportunity for mixed residential density development. The property at 4100 South and 8400 West is an opportunity to create a gateway development for the community. This large parcel is appropriate for a mix of employment and medium to high-density housing to complement the Little Valley Gateway development on the west side of 8400 West.

The neighborhood will be well served for parks with the proposed large regional park at the eastern boundary on 4100 South. This park, currently called "Magna Regional Park" in official documents is locally known as "Heaps Memorial Park" in recognition of a police officer who lost his life serving the community.

THE SOUTHWEST NEIGHBORHOODS AREA

This area includes significant areas of developable land. The area is in the southwest corner of the Municipality bordered by 8400 West on the east, 3100 South on the north and the Township boundary on

the south and west. This area is expected to see significant growth with the development of the new Cyprus High School. The area could also be affected by annexation in accordance with the Magna's Annexation Declaration.

This area includes a mobile home park providing moderate income, affordable housing units to the area. The existing neighborhoods in this area average just under 5 dwelling units per acre. The newly annexed Little Valley Gateway area is approved for development at an overall average of approximately 9 dwelling units per acre. Densities in future annexation areas is recommended to resemble the densities approved for Little Valley Gateway at approximately 9 dwelling units per acre.

THE HISTORIC NEIGHBORHOODS AREA

The original Magna Town area of development, including Magna Main Street and the adjacent original neighborhoods. On January 4, 2021, Magna Downtown Commercial Historic District was officially listed in the National Register of Historic Places, which provides opportunities for support and resources for the area. The municipality is working to apply a mixed-use zone to the historic district area with the intent of promoting development that will increase housing availability in the district while respecting and promoting the areas historic character. The Magna Main Street RDA run by Salt Lake County Economic Development offers a variety of opportunities to partner with a regional organization to develop creative solutions to promote economic development and increase affordable housing opportunities within the district.

The neighborhood to the north of Magna Main Street is a diverse mix of land uses, building scales and housing densities. This diverse mix of uses is consistent with the character of a downtown district. Several facilities servicing the persons of advanced age suggest the potential for a strategic housing theme providing housing for an underserved portion of the population. Redevelopment and development in this neighborhood uniquely suited for higher density housing.

The neighborhoods immediately to the south of Magna Main Street are small-lot (less than 0.20 of an acre) single-family areas. Most homes in this area were built when Magna first settled in the early 20th Century. These smaller homes provide opportunities for moderate income homeownership. Many homes in these neighborhoods need substantive repair. Redevelopment in the area is appropriate for multi-unit housing matching the existing scale and character of the neighborhood. Strategically increasing density near the Historic Main will increase the diversity of housing type in the area while supporting the commercial health and vitality of the Historic Commercial District.

The old Cyprus High School site is identified as a Catalyst site and coordination between the Municipality and Granite School should identify a future use for the area. Approximately 30 acres at 8263 West 3000 South and uses the former Brockbank Jr. High School building at 2935 South 8560 West as the 9th and 10th grade facility. Granite School District representatives have not yet made an official determination considering the future of the current Cyprus High School site. Because the site is in the heart of Magna and has significant influence on the character and future of the community and opportunities to develop moderate income housing within existing neighborhoods.

Demographics, Income, and Housing Characteristics

Demographics

Population

Magna's population grew substantially during the 1990's and 2000's, bringing the population from an estimated 17,829 in 1990 to 26,505 by the 2010 Decennial Census. Since that time the growth rate has slowed some and is predicted to increase in the future at a more manageable rate. See Figure 3. Historic and Future Population Totals, to see future forecasts for population growth in the Township compared to those of the county at large.

Historic and Future Population Totals						
	Jurisdiction		Growth Rate		Source	
Year	Magna	SLCo	Magna	SLCo	Magna	SLCo
1990	17,829	619,066	----	----	Decennial Census	
2000	22,770	898,387	28%	45%	Decennial Census	
2010	26,505	1,029,655	16%	15%	Decennial Census	
2020	27,029	1,146,215	2%	11%	ACS	
2030	28,439	1,316,739	5%	15%	WFRC	Kem C. Gardner
2040	28,997	1,451,869	2%	10%	WFRC	Kem C. Gardner
2050	29,793	1,572,359	3%	8%	WFRC	Kem C. Gardner

Source:

Magna: Decennial Census P1 (1990-2010), ACS B01003 (2020), WFRC (2030-2050)

SaltLakeCo: Decennial Census P1 (1990-2010), ACS B01003 (2020) Kem C. Gardner (2030-2050)

Figure 3. Historic and Future Population Totals

Household and Family Size

Family and household sizes in the Metro Township have remand consistent through the years at just under 3.5 persons per household and a slightly higher family size at just over 3.5 persons per family. See Figure 4. Magna Average Household and Family Size to see the subtle changes over the years

Magna Average Household Size		Magna Average Family Size	
Year	Average Household Size	Year	Average Family Size
2010	3.51	2010	3.81
2017	3.48	2017	3.84
2020	3.28	2020	3.67
2027	3.41	2027	--

Magna Average Household Size Source: ACS DP02 (2010-2020) & ArcGIS Community Analyst Demographic and Income Profile (2027)

Magna Average Family Size Source: ACS DP02 (2010-2020)

Figure 4. Magna Average Household and Family Size

Age

Median age in Magna has steadily increased over the past few decades. This is likely associated with the housing boom seen during the 1990's and 2000's. Large increases in population over a relatively short period like this often bring many younger families to the community, purchasing starter homes at reasonable prices. These families tend to remain in their homes while raising their children, eventually downsizing to something more manageable after the kids have left home and retirement is looming.

If a variety of housing styles are available within the community a family, like the one imagined previously, could conceivably live this whole cycle within the same municipality. Children graduating from their parents' homes into smaller apartments closer to downtown amenities, graduating into a townhome and eventually a single family home like the one in which they were raised. Parents might find a smaller townhome or condo apartment more comfortable and may even consider moving into an assisted living or retirement community if the area if the option is available in the area.

This concept is often referred to as "aging in place". By ensuring that your community offers a balance of housing types, designed to meet the needs of community members at every phase of life. This way community members have the option of remaining within the community as long as they choose, not as long as they can afford. See Figure 5. To see learn more about how Magna's population age demographics have shifted over the decades.

Magna Median Age		
Year	Median Age	Source
2000	25.8	ACS
2010	26.9	ACS
2017	29.9	ACS
2020	32.8	ACS
2027	30.4	ESRI
Magna Age Categories		
	Estimate	Percent
Under 18 years old	7,858	29%
18 years - 64 years	17,076	63%
65 years and older	2,095	8%
Total Population	27,029	
Magna Age Distribution		
	Estimate	Percent
Households with one or more people under 18 years	3,626	44%
Households with one or more people 65 years and over	1,576	19%
Total households	8,214	

Magna Median Age Source: ACS S0101 (2020) & Esri Community Analyst Demographic and Income Profile (2027)

Magna Age Categories Source: ACS S0101 (2020)

Magna Age Distribution Source: ACS DP02 (2020)

Figure 5. Median, Total, and Distribution of Age

Race, Ethnicity, and Cultural Heritage

In comparison with neighboring communities and comparable Utah communities of a similar size, Magna is quite culturally and ethnically diverse. Over 30% of the population identify as Hispanic/Latino, about 60% identify as white, and the remaining 10% of citizens identify as Black, American Indian, Asian, Native Hawaiian, or other. Race projections show very little alteration to this pattern, with just a slight increase in overall diversity. See Figure 6. Race, Ethnicity & Projections to specific details on the racial composition of the Metro Township.

Race & Ethnicity		* People who identify as Hispanic/Latino are identifying as Other Race						
	White	Black	American Indian	Asian	Native Hawaiian	Other Race	Multiracial	Total
Not Hispanic/Latino	16,456	294	80	280	377	35	1,147	18,669
Hispanic/Latino	2,326	-	-	10	-	5,451	573	8,360
Total population	18,782	294	80	290	377	5,486	1,720	27,029
Race & Ethnicity Percentage								
	White	Black	American Indian	Asian	Native Hawaiian	Other Race	Multiracial	Total
Not Hispanic/Latino	60.9%	1.1%	0.3%	1.0%	1.4%	0.1%	4.2%	69.0%
Hispanic/Latino	8.6%	0.0%	0.0%	0.1%	0.0%	20.2%	2.2%	31.1%
Total population	69.5%	1.1%	0.3%	1.1%	1.4%	20.3%	6.4%	100.0%

Source: ACS B02001 (2020)

2027 Race Projection		
White Alone	19,628	60.6%
Black Alone	518	1.6%
American Indian Alone	450	1.4%
Asian Alone	431	1.3%
Pacific Islander Alone	930	2.9%
Some Other Race Alone	6,772	20.9%
Two or More Races	3643	11.3%

Source: Esri Community Analyst Demographic and Income Profile (2027)

Figure 6. Race, Ethnicity & Projections

Disability Status

Of Magna's 27,029 persons, it is estimated that 2,921 persons are living with a disability. This represents about 11% of the total population of the Metro Township. Persons living with an ambulatory difficulty represent that largest disability type identified, along with those with an independent living difficulty and those living with a cognitive difficulty. Recognizing that these percentages are likely to remain relatively consistent as populations in the area increases, highlights the importance of ensuring that there are sufficient housing opportunities that are accessible, and cater to populations with alternative housing needs, such as those with an independent living difficulty. See Figure 7. Disability to learn more specifics type and estimates of persons living with a disability in Magna.

Population living with a Disability				
	Total population	Population with a disability	Percent with a disability	
Total civilian noninstitutionalized population	26,970	2,921	11%	
Source: ACS S1810				
Disability type				
Type			Total estimate	Percent
With a hearing difficulty			529	2%
With a vision difficulty			380	1%
With a cognitive difficulty			1,158	5%
With an ambulatory difficulty			1,608	6%
With a self-care difficulty			589	2%
With an independent living difficulty			1,023	5%
Source: ACS S1810				

Figure 7. Disability

Veteran Status

The total population eligible for military service (18 years of age or older) within Manga Metro Township is estimated to be 19,147. Of this population 5.5% have served, for a total of just over 1,053. Of the communities' veterans, 244 have reported living with a disability. This means that over 20% of Magna's Veterans will likely require housing that at minimum meet all standards for accessibility. See Figure 8. Veteran Status to find specifics on Veran and Veteran Population with Disability.

Veteran Population				
Total Population 18 years and over	Veterans	Percent Veterans	Nonveterans	Percent Nonveterans
19,147	1,053	5.5%	18,094	94.5%

Source: ACS S2101 (2020)

Veteran Population with Disability			
Veterans w/ Disability	Veterans w/ Disability Percent	Veterans w/out Disability	Veterans w/out Disability Percent
244	23.20%	809	76.80%
Source: ACS S2101 (2020)			

Figure 8. Veteran Status

Incomes

There are three main measures of household income; Mean Median and per capita. Mean Household income averages that income of all households in an area of consideration. Magna's 2020 mean household income \$75,114 (ACS S1901 & Esri Community Analyst Demographic and Income Profile). The per capita income is the total income divided by the total population; it conveys the income per person assuming an even distribution. Magna's 2020 per capita income was \$23,548. Median household income is the middle amount when listing all household incomes from low to high. Median household income is a better indicator of the typical household income in a place than the mean household income if there are high or low outliers that artificially pull the average up or down. Median income in the area has increased by over \$10,000 since the previous plan numbers reported in 2017. This increase in income has also been accompanied by steep national inflation and an unprecedented increase in the cost of housing throughout the state and especially in Salt Lake County. The result, despite increased income, the need for moderate income housing in the community has never been greater.

Area median income, AMI, is the median household income of the larger geography in which municipality is located. Both state guidelines and federal programs require housing to consider targeted low- and moderate-income groups in relation to housing affordability by using a AMI calculation. The scale of consideration must be regional. This ensures a reasonable opportunity for moderate income households to move to the community. Salt Lake County mean, per capita, and median income numbers are significantly higher than those of Magna. This would suggest that the regional demand for moderate income housing opportunities may increase demand in Magna in coming years, as households in neighboring communities seek local opportunities to relocate and save on housing costs. See Figure 9. Income to see detailed comparison of income levels in Magna and Salt Lake County, as well as a breakdown of Household Income by Type within the Metro Township.

Magna Income				
	2010	2017	2020	2027
Mean Household Income	\$ 60,189	\$ 65,648	\$ 75,114	\$ 87,849
Per Capita Income	\$ 17,574	\$ 19,876	\$ 23,548	\$ 29,721

Median Household Income	\$ 53,007	\$ 58,137	\$ 68,765	\$ 87,849
Salt Lake County Income				
	2010	2017	2020	2027
Mean Household Income			\$ 100,181	
Per Capita Income			\$ 34,640	
Median Household Income			\$ 77,128	
Source: ACS S1901 & Esri Community Analyst Demographic and Income Profile				

Household Income by Type (2020)		
Household Income by Type	Magna	Salt Lake Co
Median HH Income	\$ 68,765	\$ 77,128
Median Family Income	\$ 73,402	\$ 90,815
Median Owner-occupied HH	\$ 75,572	\$ 94,872
Median Renter-occupied HH	\$ 41,250	\$ 49,636
Average HH Income	\$ 75,114	\$ 100,181
Average Family Income	\$ 79,934	\$ 114,486
Per-capita Income	\$ 23,548	\$ 34,640
White HH	\$ 70,840	\$ 80,431
Asian HH	\$ 139,732	\$ 82,121
Hispanic HH	\$ 65,217	\$ 59,305
Female HHolder	\$ 45,500	\$ 53,122
Male HHolder	\$ 63,320	\$ 64,816
Female HHolder (Non-family)	\$ 32,750	\$ 40,946
Male HHolder (Non-family)	\$ 41,918	\$ 54,214
Elderly (+65) HH	\$ 54,435	\$ 57,902
Source: ACS S1901 & Esri Community Analyst Demographic and Income Profile		

Figure 9. Income

Existing Housing Characteristics

Housing Type

Our housing type data shows some very interesting trends. Although the numbers for 2010, 2017, and 2020 have all been pull from the same data source (ACS DP04). You will notice that between the years of 2017 and 2020 the number of 1-unit, attached decreased by 22.5%, while our 2 units type increased by 56.8%. This likely due to an adjustment in the way housing containing two units are being recorded and reported. This would also likely explain the decrease in numbers found in the 5-to-9-units category as well, and possible account for some of the increase in the 10-to-19-unit categories.

Despite these some of these statistical anomalies true growth in housing occurred primarily in the unit types associated with apartments style developments. This can largely be attributed to the Oquirrh Hills Apartments Development within the Historic Neighborhoods area. This type of development provides much needed housing in the area, at a style and density that diversifies the house stock in the community. Neighbors have complained about the increased toll all these new residents have had on the area's infrastructure, especially on the subject of traffic congestion.

This result exemplifies the need to coordinate active and public transportation resources in conjunction with these types of projects. There is often a difficult "chicken and egg" conundrum that planners are forced to confront when considering these types of higher density project. State agencies bring resource to existing population bases, rather than in conjunction with their development. This means that increasing density may in strategic locations may cause some growing pains, as needs align with capacity. See Figure 10. Housing Type to compare shifts in housing numbers of the past 2 decades.

Housing Type	2010	2017	Percent Change 2010-2017	2020	Percent Change 2017-2020
Total housing units	8013	8430	5%	8442	0.1%
1-unit, detached	6463	6924	7%	6,806	-1.7%
1-unit, attached	274	556	103%	431	-22.5%
2 units	103	148	44%	232	56.8%
3 or 4 units	144	122	-15%	139	13.9%
5 to 9 units	250	215	-14%	92	-57.2%
10 to 19 units	169	34	-80%	79	132.4%
20 or more units	261	227	-13%	500	120.3%
Mobile home	349	204	-42%	163	-20.1%
Boat, RV, van, etc.	0	0	0	0	
Total housing units	8013	8430	5%	8442	0.1%
Source: ACS DP04 (2020)					

Figure 10. Housing Type

Housing Age

The past decade have been particularly slow years for development in Magna. This may be a result of an outdated municipal land use code which can be cumbersome for developers and property owners. Over 60% of the homes in Magna were constructed before 1990, making them at least 30 years old. This means that families who are living with a cost-burdened mortgage payment may be struggling with maintaining homes that need repair and renovation. The condition of these homes will also affect the resale value of all homes in the area. The community may consider adopting programs or working with partners who can identify cost-burdened who could benefit from some assistance. See Figure 11. Housing Age for details on the number of housing units constructed in Magna over the decades.

Age of Housing Stock in Magna, as of 2020		
Date when Built	Number	Percentage
Built 2014 or later	215	2.5%
Built 2010 to 2013	114	1.4%
Built 2000 to 2009	1,426	16.9%
Built 1990 to 1999	1,415	16.8%
Built 1980 to 1989	998	11.8%
Built 1970 to 1979	1,884	22.3%
Built 1960 to 1969	475	5.6%
Built 1950 to 1959	1,073	12.7%
Built 1940 to 1949	178	2.1%
Built 1939 or earlier	664	7.9%
Source: ACS DP04		

Figure 11. Housing Age

Housing Conditions

Since 2017 the number of units lacking plumbing facilities, kitchen facilities, and telephone service has significantly decreased. This is likely a result of higher demand for and increased pricing of housing in the area. As demand and value increase, formerly abandoned homes become targets for real-estate investors and developers. As these homes are brought up to code or redeveloped, an opportunity to create multi-unit housing that matches the scale and character of the existing neighborhood. Rezoning for more inclusive housing options in existing neighborhoods is a strategy the municipality might consider. This can create greater value for the property owner, increasing disposable funding for upkeep and maintenance of the property, while decreasing rent prices in the community by providing unit sizes that break the mold of the traditional detached-single family home. See Figure 12. Housing Condition.

Housing Condition	2017		2020	
Lacking complete plumbing facilities	30	0.4	8	0
Lacking complete kitchen facilities	26	0.3	8	0.1
No telephone service available	116	1.4	40	0.5
Source: ACS DP04				

Figure 12. Housing Condition

Housing Value

Figure 13. Housing Value displays the number of owner occupied units with Magna Metro Township and breaks them down into categories organized by the value of the unit occupied. The percentage change between the years 2017-2020 reflect the increase pricing that characterized the housing market during these years. What is alarming is the projected increases looking forward to 2027. Analysts are suggesting that within five years there will be effectively no housing available of any type in Magna for under \$200,000 a year. This is not a price point that is supported by the current economic profile of the community. Magna will have to proactively provide housing solutions cost burdened residents or risk seeing long term residents effectively priced out of their own homes.

Owner-Occupied Housing Value	2017	2020	2027	Change 2017 - 2020	Change 2020- 2027
Total Owner-Occupied Units	6113	6449	7428	5%	15%
Less than \$50,000	264	201	12	-24%	-94%
\$50,000 to \$99,999	230	166	2	-28%	-99%
\$100,000 to \$149,999	2125	817	2	-62%	-100%
\$150,000 to \$199,999	1957	1193	1	-39%	-100%
\$200,000 to \$299,999	1296	2844	1227	119%	-57%
\$300,000 to \$499,999	214	1073	2581	401%	141%
\$500,000 to \$999,999	20	155	2738	675%	1666%
\$1,000,000 or more	7	0	460	-100%	100%
Median Value (dollars)	\$ 160,500	\$ 229,200	\$ 395,146	43%	72%
Source: ACS DP04 & Esri Business Analyst					

Figure 13. Housing Value

Housing Cost

Because the value of housing is rising so quickly, the Housing Cost numbers are shifting quickly to match. The cost of housing is directly related to annual salary required to afford this housing. If housing in Magna were perfectly equitable the percent of the housing supply demonstrated, would match the percent of the population earning the annual salary required to afford the monthly housing cost displayed. See Figure 14. Housing Cost to see the distribution of Renter-and Owner-Occupied Monthly Household Costs.

Monthly Owner-Occupied Monthly Household Costs		
Monthly	# Units	% of housing supply
Less than \$500	39	0.8%
\$500 to \$999	632	12.5%
\$1,000 to \$1,499	2452	48.6%
\$1,500 to \$1,999	1535	30.4%
\$2,000 to \$2,499	231	4.6%
\$2,500 to \$2,999	109	2.2%
\$3,000 or more	46	0.9%
Total	5044	100.0%

<i>Source: ACS DP04 (2020)</i>		
Monthly Owner-Occupied Household Costs		
Less than \$500	# Units	% of housing supply
\$500 to \$999	155	9.2%
\$1,000 to \$1,499	558	33.1%
\$1,500 to \$1,999	745	44.2%
\$2,000 to \$2,499	176	10.5%
\$2,500 to \$2,999	50	3%
\$3,000 or more	0	0
<i>Total</i>	0	0
<i>Source: ACS DP04 (2020)</i>		

Figure 14. Housing Cost

Cost-Burdened Housing

Capacity to Pay

In Utah, households are considered ‘moderate-income’ if they make 80% or less of area median household income (AMHI). AMHI in Magna is \$68,765. Monthly housing allowance is based on 30% of a household’s monthly income; 30% is the general rule for the maximum percentage of income a household should spend on housing costs, based on the U.S. Department of Housing and Urban Development’s (HUD) definition of affordable housing (HUD, 2011). Figure 15. 2002 Annual and Monthly incomes and Housing Allowances, shows that a Magna household earning 80% of AMHI should spend a maximum of \$1,375 per month on their housing.

Table: 2020 Annual and Monthly Incomes and Housing Allowance

Annual Median Household Income					
	125%	100% (Median)	80% (Moderate)	50% (Low)	30% (Very Low)
Magna	\$85,956	\$68,765	\$55,012	\$34,383	\$20,630
SaltLakeCo	\$96,410	\$77,128	\$61,702	\$38,564	\$23,138
Monthly Household Income (Annual Income divided by 12)					
	125%	100% (Median)	80% (Moderate)	50% (Low)	30% (Very Low)
Magna	\$7,163	\$5,730	\$4,584	\$2,865	\$1,719
SaltLakeCo	\$8,034	\$6,427	\$5,142	\$3,214	\$1,928
Monthly Housing Allowance (30 Percent Monthly Income)					
	125%	100% Median	80% (Moderate)	50% (Low)	30% (Very Low)
Magna	\$2,149	\$1,719	\$1,375	\$860	\$516
SaltLakeCo	\$2,410	\$1,928	\$1,543	\$964	\$578

Figure 15. 2002 Annual and Monthly incomes and Housing Allowances

This analysis ties the economic profile of the community to the affordability of existing housing stock in within Magna Metro Township. What we are trying to identify is; “If Magna were providing housing for every household in the community, at a price that they can afford, what types of housing units would we need to facilitate in our community?”

The statistics in Figure 15. describe the Monthly Hosing Allowance for all the AMI categories represented in our community. In Figure 16. Magna Economic Profile and Housing Stock we are combining the information that we have about the distribution of income within the municipality and to the distribution described by the municipalities AMI categories. This gives a ruff sense of how many persons and households we have living in Magna within each AMI category. We us this distribution to determine the distribution of what the community can afford in housing costs.

To represent a more “true cost of housing”, we have provided the Adjusted Maximum Affordable Monthly Rental Costs. This was calculated by subtracting \$297 from the Monthly Housing Allowance associated with each AMI group. This is intended to account for auxiliary costs associated with renting such as utilities and renter issuance costs. The Adjusted Annual Mortgage Allowance was determined by extrapolating Mortgage Allowance from the Monthly Housing Allowance associated with each AMI group by multiplying that total by 12, and then subtracting -\$15,405 annually for costs associated with homeownership, such as, property taxes, homeowners insurance, and expected maintenance schedules (<https://listwithclever.com/research/true-cost-homeownership-2022/>). Allowing for these types of affordability buffers, allow us to estimate need biased on an idealistic scenario in which no Magna Household is living in a cost burdened housing unit.

Understanding how many households we have in each AMI category allows us to compare the community’s capacity to afford housing, with the available housing in Magna Currently. The number of Rental Units and Housing Units in the community we aggregated into AMI group categories biased on their approximate affordability for that AMI group. This number of renter and owner households in then subtracted from the number of units in the associated AMI category to provide a Surplus or Deficit count for Housing Units required to meet current need for renters and homeowners.

The result of this analysis demonstrates that given the current price of housing in the municipality and the economic makeup of the community. A citizen of Magna can practically consider owning a housing unit if the community if they are making at least the Median Income of \$68,765 annually. This income level can support a mortgage on a home at around \$175,000. There are very few opportunities to purchase a housing unit in this price range. Projections by the ACS DP04 suggest that by 2027, there will be practicably no housing units available in Magna for under at least \$300,000. This type of financial threshold makes homeownership an impossibility for nearly 60% of those living in Magna today.

Magna Economic Profile and its Relationship to Existing Housing Stock

Income Range	% of Population Represented	# of Citizens Represented	# of Households Represented	AMI Income Range	Maximum Affordable Monthly Housing Allowance	Maximum Annual Mortgage Allowance	Adjusted Annual Mortgage Allowance (-\$15,405 annually for costs associated with Max Price	# of Owner Households	# of Housing Units within Price Range	Surplus/Deficit of Units Available
Less than \$20,000	7.9%	2,135	651	< 30% AMI (< \$20,630)	\$516	\$6,192	-	504	-	- 504
\$20,000 to \$34,999	10.3%	2,784	849	30% - 50% AMI (\$20,630-\$34,383)	\$860	\$10,320	-	669	-	- 669
\$35,000 to \$49,999	12.8%	3,460	1,055	50%-80% AMI (\$34,383-\$55,012)	\$1,375	\$16,500	\$1,095	717	-	- 717
\$50,000 to \$74,999	24.7%	6,676	2,035	80%-100% AMI (\$55,012-\$68,765)	\$1,719	\$20,628	\$5,223	1,812	39	- 1,773
\$75,000 or more	42.9%	11,595	3,535	100-125% AMI (\$68,765-\$85,956)	\$2,149	\$25,788	\$10,383	3,535	632	1,470

				> 125% AMI (> \$85,956)	> \$2,149	> \$25,788	> \$10,383	> \$311,490		4,373	
Totals	98.6%	26,651	8,125						7,237	5,044	- 2,193
				AMI Income Range	Maximum Affordable Monthly Housing Allowance			Adjusted Maximum Affordable Monthly Rental Costs			
				< 30% AMI (< \$20,630)	\$516			\$219			
				30% - 50% AMI (\$20,630-\$34,383)	\$860			\$563			
				50%-80% AMI (\$34,383-\$55,012)	\$1,375			\$1,078			
									# of Renter Households		
										# of Rental Units Available	
										Surplus/Deficit	
									338	180	147
									420	46	210
									-82	134	-63

Figure 16. Magna Economic Profile and Housing Stock

Given that we have just demonstrated that Home Ownership in a not cost burdened housing unit will likely be an impossibility for every member of the community making less than the AMI of \$68,765, these households have been removed from the homeowner category and entered into a new renter category Owner Households Priced out of Homeownership column of Figure 17. Adjusted Renter and Homeowner Surplus and Deficit. This provides an Adjusted Renter Surplus / Deficit and an Adjusted Homeowner Surplus /

Deficit result by reducing the number of homeowners and increasing the number of renters biased on ability to afford.

Adjusted Renter and Homeowner Surplus and Deficit					
AMI Income Range	Renter Households	Renter Units	Surplus/Deficit of Units Available	Owner Households priced out of homeownership	Adjusted Renter Surplus / Deficit
< 30% AMI (< \$20,630)	147	0	- 147	-504	-651
30% - 50% AMI (\$20,630-\$34,383)	180	155	-25	-669	-694
50%-80% AMI (\$34,383-\$55,012)	338	588	250	-717	-467
80%-100% AMI (\$55,012-\$68,765)	223	745	522	-1,773	-1251
100-125% AMI (\$68,765-\$85,956)	237	176	- 61		-61
> 125% AMI (> \$85,956)	640	50	- 590		-590
Totals	1765	1714	- 51		-3714
AMI Income Range	Owner Households	Housing Units	Surplus/Deficit of Units Available	Owner Households financially Capable of homeownership	adjusted Homeowner Surplus / Deficit
< 30% AMI (< \$20,630)	504	-	- 504	-	

30% - 50% AMI (\$20,630-\$34,383)	669	-	- 669	-	
50%-80% AMI (\$34,383-\$55,012)	717	-	- 717	-	
80%-100% AMI (\$55,012-\$68,765)	1,812	39	- 1,773	-	
100-125% AMI (\$68,765-\$85,956)	3,535	632	1,470	3,535	1,470
> 125% AMI (> \$85,956)		4,373			
Totals	7,237	5,044	- 2,193		1,470

Figure 17 Adjusted Renter and Homeowner Surplus and Deficit

The result indicates that if we were to equitably house every citizen in magna in a housing unit that was not cost burdened, we would need to develop within the community:

- **651 rental units** that can be rented for up to **\$219 monthly**
- **694 rental units** that can be rented for up to **\$563 monthly**
- **467 rental units** that can be rented for up to **\$1,078 monthly**
- **1251 rental units** that can be rented for up to **\$1,422 monthly**
- **61 rental units** that can be rented for up to **\$1,852 monthly**
- **590 rental units** that can be rented for up to **\$590 monthly**

Conversely, we would be left with 1,470 housing units that are no longer occupied by cost-burdened owners. Owners who are now living in an affordable rental commiserate with their annual income.

Contrasting this idealized housing affordability scenario with the realities of current housing conditions suggest clear strategies on how the municipality can assist the 27.4% of the community living in Cost burdened housing, and the 26.2% of the community that is living in cost burdened risk housing as shown in Figure 18. Percentage of Income utilized for Housing Cost. Primarily, encourage the development of housing units that would bring the total housing stalk into an alignment that more closely corresponds with the need demonstrated for citizens living within each AMI category.

Percentage of Income utilized for Housing Cost

Income Range	# of Citizens Represented	# of Households Represented	% of Population Represented	% Not cost-burdened	% Cost-burden risk	% Cost-burdened	% Within Income Range Cost-burdened	Total # of Cost-Burdened	Owner		Renter	
Less than \$20,000	2,135	651	7.9%	0.3%	1.5%	6.1%	77.2%	497	319	5%	178	10%
\$20,000 to \$34,999	2,784	849	10.3%	2.4%	0.9%	7.0%	68.0%	574	221	3%	353	20%
\$35,000 to \$49,999	3,460	1,055	12.8%	2.5%	2.4%	7.9%	61.7%	646	410	6%	236	13%
\$50,000 to \$74,999	6,676	2,035	24.7%	8.2%	11.8%	4.7%	19.0%	383	310	5%	73	4%
\$75,000 or more	11,595	3,535	42.9%	31.6%	9.6%	1.7%	4.0%	136	136	2%	0	0%
Totals	26,651	8,125	98.6%	45.0%	26.2%	27.4%						
Data Source: ACS DP4												

Figure 18. Percentage of Income utilized for Housing Cost

There is an undeniable correlation between the scale of housing unit and its ultimate price. This principle applies to structure as well as properties. Figure 19. Housing Units by Number of Rooms displays the percent of Housing Units in the municipality according to the number of rooms the unit provides. A studio apartment supplies no bedrooms yet can accommodate a smaller household in Magna. Studio and 1 bedroom units account for only 6% of available units within the community.

Housing Type	2010	2017	Percent Change 2010-2017	2020	Percent Change 2017-2020
Total housing units	8013	8430	5%	8442	0.1%
1-unit, detached	6463	6924	7%	6,806	-1.7%
1-unit, attached	274	556	103%	431	-22.5%
2 units	103	148	44%	232	56.8%
3 or 4 units	144	122	-15%	139	13.9%
5 to 9 units	250	215	-14%	92	-57.2%
10 to 19 units	169	34	-80%	79	132.4%
20 or more units	261	227	-13%	500	120.3%
Mobile home	349	204	-42%	163	-20.1%
Boat, RV, van, etc.	0	0	0	0	
Total housing units	8013	8430	5%	8442	0.1%

<i>Source: ACS DP04 (2020)</i>		
ROOMS	Estimate	Percent
1 room	29	0.4%
2 rooms	93	1.4%
3 rooms	423	6.5%
4 rooms	715	10.9%
5 rooms	1,229	18.8%
6 rooms	1,133	17.3%
7 rooms	1,182	18%
8 rooms	1,099	16.8%
9 or more rooms	651	9.9%
Median (rooms)	6.2	(X)
<i>Source: ACS DP04 (2020)</i>		
Label	Estimate	Percent
Total:	8,442	
No bedroom	44	1%
1 bedroom	437	5%
2 bedrooms	1,242	15%
3 bedrooms	3,008	36%
4 bedrooms	2,454	29%
5 or more bedrooms	1,257	15%
<i>Source: ACS DP04 (2020)</i>		

Figure 19. Housing Units by Number of Rooms

Figure 20. Magna Age Distribution identifies 44% of households as having a minor living in the unit. It also shows that 19% of our households have a person of advanced age living in the unit. That suggests that 37% of Magna households could likely be described as a single or two person families. All of which could conceivably fit comfortably into a studio or one-bedroom unit. Yet the opportunity only exists for 6% of the population to occupy a unit of this size. That would suggest that there may be many households in Magna who are living in units that may be larger than they would prefer. Households may choose to have extra space as a luxury, but there are likely others who have chosen to occupy a unit larger than they need because they could not find a suitable alternative within their community of choice. Accommodating the development of a variety of housing styles, that can provide units in the no bedroom and one-bedroom size category, will provide opportunity for Magna community members to downsize their housing to save on housing cost, yet remain in the community they know and value. Freeing their current unit to be occupied by a more size appropriate household.

Smaller units provide flexibility in the community housing stock. They provide an opportunity for the community members to “Age in Place”. During the life cycle of the typical Magna resident, they might live in 4 or 5 different housing types with different bedroom requirements. From a family home with 4 or 5 bedrooms, to a first studio apartment, to a one- or two-bedroom unit with a young family, back into detached single-family home to raise a developing family, eventually downsizing after children have left the home and perhaps eventually an assisted living facility during the final chapters of life. A community is well

provided to allow citizens the opportunity to follow this cycle without leaving community boundaries will have a distribution of housing units that facilitates these moves. For Magna this would mean drastically increasing the supply of housing suited for young families with few children and singles and couples, whether they be starting the life journey or downsizing after time well spent.

Magna Age Distribution		
	Estimate	Percent
Households with one or more people under 18 years	3,626	44%
Households with one or more people 65 years and over	1,576	19%
Total households	8,214	
<i>Source: ACS DP02 (2020)</i>		

Figure 20. Magna Age Distribution

Community Engagement

The state requirements for 2022 became effective on June 1st, 2022, with a deadline to adopt updated plans by October 1st, 2022. This gave a small amount of time for public engagement, however during June, July, and August, three public meetings were held for residents to review the new strategies and offer their recommendations for the strategies that would be most appropriate for Magna. Two informational events were held on June 29th, and July 13th where residents could discuss the strategies with staff and offer their recommendations. A Moderate Income Housing Survey was distributed to residents who were unable to attend the in person events.

Community Feedback

Right now, what is your most significant housing challenge?

Residents reported that their most significant housing challenge was keeping up with home repairs and maintenance. This is evidence that many of our current residents are living in a cost-burdened housing situation. Magna can address this in a variety of ways;

- Reduce the cost of living for residents by planning and advocating for greater investment in community resources such as:
 - Reduce cost of living by providing transportation alternatives to the personal automobile
 - Public Transportation Infrastructure
 - Active Transportation Infrastructure
 - Support active transportation by promoting the development of key community resources.
 - Local education and childcare facilities
 - Local access to year-round fresh produce through commercial development and community programming
 - Local access to health care facilities
- Launch a program that assists residents, either financially or through technical assistance, with making home repairs that are necessary to remain within their existing accommodations. (C.II.)

Residents also expressed that finding affordable housing to buy or rent was a significant problem. This is an interesting response from a survey that targeted persons already living in the community. This suggests that residents may be living in overcrowded housing situations hoping to find a more spacious option they can afford. Housing that is overcrowded is often the result of room renting, unreported divisions, and multiple generations and extended family sharing a living situation. This “black market” housing is a symptom of high demand and lack of housing supply that meets the needs of economic profile of the community. The clearest way for Magna to address this issue is to promote the development of sustainable affordable housing withing the community.

Would you support the addition of accessory dwelling units, townhomes, courtyard housing, or mixed-use (apartments above storefronts) in your community if it helped address housing choice and affordability? Why or why not?

The community response to this issue was almost perfectly split. Fifty percent speaking in favor of increasing the diversity of the housing stock within the community to provide greater opportunity for affordable housing, and about 50% opposed to further development. Those who spoke against the addition of these housing types in the community often stated that they felt that Magna had reached an appropriate population level and density and were reticent to see it grow. Many community members expressed that they felt Magna's transportation and water infrastructure would be unsuited for greater populations. Others expressed doubts that and new housing developed would achieve the goal of providing greater affordability within the community.

Those who spoke in favor of increase the diversity in the community housing stock, typically spoke to the great need for affordable housing that faces the community and the state at large. Demand for housing throughout the state is driving development, especially in communities like Magna who offer relatively lower property values and proximity regional resources. Magna can address concerns about infrastructure capacity by emphasizing the development of road, transportation, and active transportation in coordination with the development of housing and mixed-use. Concerns about the affordability of new development might be addressed by adoption of a land use ordinance that requires 10% or more of the new residential development in residential zone be dedicated to moderate income housing.

What housing features are most important to you?

The responses to this question very much reflect the character of current housing within the community. The majority of existing single family home provides outdoor space as well as a balcony. Most of the existing housing within the community is single-family housing. The other request scoring well with community members are issues of access and proximity. Developing moderate income house strategically, and in coordination with the expansion and development of the resources like parks and open space, grocery stores, and public transportation, will allow the Metro Township to provide for the needs of who are more motivated to seek housing in areas with proximity to shared resources, which lower the cost of living, as well as maintain an existing single family housing stock which provides personal amenities like a yard or garage for those who can afford them.

Answers	Count	Percentage
Outdoor space (yard, patio, balcony)	44	70.97%
Garage	30	48.39%
Proximity to parks and open space	18	29.03%
Location in my current neighborhood	17	27.42%
Proximity to grocery store(s)	17	27.42%
Private entryway	16	25.81%
Guest parking	14	22.58%
Community gym, pool, or other shared amenities	11	17.74%
Other	10	16.13%
Proximity to public transit (bus, TRAX, etc.)	9	14.52%

What is one reasonable action you think your community could take in the next year to improve housing conditions and options?

Responses to this question vary widely. Many respondents express concern about abandoned and poorly kempt properties. Many expressed desires for funding opportunities to improve housing and develop new housing opportunities. Many wanted to see an increase in available housing styles that provide opportunities for housing that do not require the higher maintenance and cost that a single-family home requires. This lack of unity in response suggest that the community currently lacks a shared vision for the future of housing within Magna. This highlights the importance of this planning process and the distribution of results.

Strategies & Actions

Previous Strategies

In the **2019 Magna Metro Township Housing Plan**, the Goals and strategies chosen for implementation were:

Strategies Selected and Actions Developed

Goal 1: Preserve current moderate-income housing on a long-term basis.

Utilized Menu Item: K

- Strategy 1: Identify current MIH.
- Strategy 2: Establish a "Good Landlord Program."
 - Action 1: Create and adopt a "Good Landlord Program."
 - Action 2: Achieve Code Enforcement
 - Action 3: Consider writing and adopting a Short-term Rental Ordinance to support and provide backbone to the Good Landlord Program.

Goal 2: Create more moderate-income housing options.

Utilized Menu Items: E

- Strategy 1: Allow Accessory Dwelling Units.
 - Action 1: Write and adopt an ADU Ordinance.
 - Carefully define ADUs in ordinance
 - Consider type of ADUs allowed
 - Consider where ADUs should be allowed
- Strategy 2; Promote creation of Accessory Dwelling Units.
 - Action 1: Identify partners that help with construction and/or conversion costs. Action 2: Disseminate funding assistance information to residents.

Goal 3: Support measures and efforts that contribute to neighborhood stabilization.

Utilized Menu Items: B, C, P, and W

- Strategy 1; Identify and apply for grants and funding opportunities that do so.
 - Action 1: Provide exterior curb-appeal grants to 10 homes per year through 2024 (\$O total).
 - Action 2: Support applications and funding from the Green and Healthy Homes Initiative to conduct critical needs home repair in low and moderate-income housing.
 - Action 3: Support applications and funding from the Utah Weatherization Assistance Program to help low-income residents, especially the elderly and disabled, to reduce energy consumption through home improvements.
 - Action 4: Support applications and funding from Salt Lake Valley Habitat for Humanity to house families between 30 and 60 percent of the Area Median Income.
 - Action 5: Support applications and funding from Assist Utah's Emergency Home Repair, Accessibility Design, and Aging in Place programs.
- Strategy 2: Expand the RDA in Old Magna down to 3100 South and be proactive about Opportunity Zones.
 - Action 1: Use new RDA designation to secure funding for rehabilitation of uninhabitable housing stock into MIH.
- Strategy 3: Identify infrastructure investments that would further facilitate MIH and the success of MIH families.

- Action 1: Consider new transit routes and stops, improvements in transit frequency, and improvements in transit stations and stops.
- Action 2: Conduct a sidewalk inventory and connect any sidewalk gaps to promote walkability and enhance the destination accessibility of non-automobile owners.

Report Summary of Previous Strategies from the 2019

Goal 1: Preserve current moderate-income housing on a long-term basis.

Staff have identified that there is a great need in the area for increased diversity of housing opportunity within the community. As identified, there are housing gaps for residents within nearly all AMI categories. It is challenging for Municipal and county staff to coordinate development opportunities, evolving community goals, external influences, and existing zoning and coding. Zoning and parking requirements can restrict the community's ability to strategically densify around the community assets. Community perception concerning housing product, often those typologies which supply greater affordability, can hinder efforts to increase diversity. Education and outreach might be necessary to help coalesce a strategy to introduce greater numbers of housing units suitable to provide equitable housing opportunities for households making 30, 50 and 80 percent of AMI.

- Staff investigated a Good Landlord Program, but found its impacts were generally discriminatory, and concluded that this type of program should not be implemented in the community.
- Code enforcement has been increased. The Greater Salt Lake Municipal Services District hired additional staff to increase capacity.
- The 2019 Magna Moderate Income Housing Plan found that of the properties for sale in 2017, only households making 80 percent or more of AMI could afford to purchase property. Of the apartments listed for rent in August 2019, only renter households making 100 percent or more of the AMI could afford to rent in Magna. When looking at all rental types available, of the 224 households making between 30 and 50 percent of AMI, only 78 units are available at an affordable price. This leaves a deficit of 146 units, forcing those within the 30 to 50 percent bracket to live outside or below the means. For 721 households making over 125 percent of the AMI, only 195 units are available causing these households to live below their means and therefor filling housing options that other brackets may need.

Goal 2: Create more moderate-income housing options.

Magna Metro Township has adopted ADU Ordinance ADU Ordinance 19.15.010 on 9.29.2021. This completes Strategy 1: Allow Accessory Dwelling Units. The community has made good progress by adopting the Ordinance. Special attention will now need to be applied to Strategy 2: Identify partners that can help with construction and/or conversion costs. Disseminate funding assistance to residents. Disseminating information to about funding opportunities to likely candidates will be the most difficult hurdle.

Goal 3: Support measures and efforts that contribute to neighborhood stabilization

These planning efforts are helping to coordinate planning efforts to provide the social services and infrastructure that contribute to neighborhood stabilization. Magna Metro Township is poised to receive a great deal of planning and development pressure in coming years. Development of the Inland Port and Associated Opportunity Zones falling within the Metro Township Boundary will likely precipitate new land uses on undeveloped parcels in and around the Metro Township Area. The community has worked with The

Greater Salt Lake MSD, Planning staff, planning commissioners, and the metro township council, to collaborate with neighboring communities, community partners, and shareholders through Education, Outreach, and Technical Assistance of the Greater Salt Lake MSD Planning and Development Services to in partnership with Utah State University, College of Ag and Applied Sciences, to initiate conversations that will be required to strategically coordinate growth. Coordination with regional partners will be essential for communities like Manga who have limited staff and resources. Providing the amenities, services, and funding required to stabilize and improve Manga neighborhoods will require clear communication channels between the community, and a variety of regional partners and stakeholders.

- A sidewalk inventory has been completed for the Metro Township as part of the 2020 Master Transportation Plan Effort.
- The 2021 Greater Magna Metro Township Urban Design Studio Partnership, included in its results, suggestions for a housing loan program for revitalization. This study was a collaboration between the Education, Outreach, and Technical Assistance of the Greater Salt Lake MSD Planning and Development Services, in partnership with Utah State University, College of Ag and Applied Sciences, Urban Design Studio under the direction of Caroline Lavoie, Professor. Todd Johnson, Professor. Margo Wheeler, Visiting Professor.
- The Kearns/Magna Active Transportation Plan is underway. This planning effort will improve multi-modal and active transportation opportunities, safety, and coordination efforts with the community of Magna.
- The WFRC 2019-2050 Regional Transportation Plan has identified: Transit: 3300 South / 3500 South Corridor - Bus Rapid Transit as a needs phase two project.

2020 Strategies

Why five strategies?

Previously, three strategies were required to adequately meet the state MIHP requirements. Under current legislations, municipalities must include five strategies in their plan to be eligible for priority consideration for:

- Transportation Investment Fund (TIF)
- Transit Transportation Investment Fund (TTIF), and/or
- the COVID 19 local assistance matching grant.

The municipality must then adequately fulfill or show substantive progress on three or more of those strategies every year to maintain their eligibility for priority consideration in coming years.

For Magna, this is very important as the TIF funding opportunity can provide necessary funding for public improvements projects like roads, sidewalks, and other transportation infrastructure. Magna receives a considerable amount of funding for public improvement projects through grants and other sources. Should the municipality fail to meet requirements, losing access to one or more available sources of funding, could limit the Township's ability to fund projects important to the community.

Selected Strategies

- A. Rezone for densities necessary to facilitate the production of moderate income housing.
- G. 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.
- F. 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.
- P. Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.
- W. Create or allow for, and reduce regulations related to, multi-family residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

Strategy 1 | Invest in MIH Infrastructure

B. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.

Example / Case Study

In 2013, Phase 1 of the S-Line began operating. This joint project between SLC, South Salt Lake, and UTA expanded transit options and connections between residential areas, essential goods and services, and employment opportunities. Residents who live along the S-Line have the benefit of being able to easily connect to neighboring bus lines and all TRAX lines at Central Point Station. Residential development that later occurred along this line, including the Zeller Apartments, was able to offer less parking for residents, which allowed them to provide more units on-site.

Application in Magna

Magna's street layout is unique in a Utah context. Because the town grew from a mining town tent city, rather than the traditional "Plat of Zion" layout familiar to most communities in Utah, much of Magna is laid out with more frequent narrow streets. This can be advantageous in an affordability context as the average home and lot size are slightly smaller than the "Plat of Zion" encourages. However, many of Magna's streets have been completed out some of the basic infrastructure that supports safe walkability, such as sidewalks, multi-use paths, or protected bike lanes. These narrow lanes can also make parking difficult, and potentially unsafe, when two sets of parallel parked cars leave little room for emergency vehicles. Investment in infrastructure that supports walkability within existing neighborhoods will supply the infrastructure that make slight increases in the number of units a neighborhood supports more feasible.

Application/Implication

- Invest in the expansion of broadband infrastructure to give more residents the option to work remotely. This can reduce transportation costs, which are often the second highest household expenditure, after rent / mortgage payments

- Advertise available grant opportunities for developers to utilize with infill lots in residential development. This includes better leveraging the EPA Assessment Grant and Revolving Loan Fund administered by Salt Lake County Economic Development.
- Invest in transportation improvements that allow residents to save on transportation costs, such as car insurance or fuel. This has the added benefit of expanding locations where moderate-income housing may be feasible and desirable.

Goals / Actions

Improve Public Transportation resources and services within Magna Metro Township

GP B.6 | Identify infrastructure investments that would further facilitate MIH and the success of MIH families

- Transit routes, stops, frequency • Sidewalk replacement programs • Storm drainage program

Benchmark | Competition of a walkability study of Magna's Commercial areas identifying impediments to walkability.

Improve Active Transportation resources and services within Magna Metro Township

Walk

GP A.12 | Review and prioritize the sidewalk projects identified in the 2022 Manga/Kerns Active Transportation Plan.

- Priorities include: • School walk routes • Connections to bus and transit stops, parks, trails, and local commercial and community locations • Gaps in residential neighborhoods

Benchmark | Review by planning staff of plan results. Prioritization of selected projects by Planning Commission and Township Council.

GP A.26 | Identify sources of funding to address gaps in sidewalk infrastructure as identified in the 2022 Manga/Kerns Active Transportation Plan.

Benchmark | Funding sources identified complied and shared between Salt Lake County Engineering, MSD Planning Staff, and Magna Metro Township Planning Commission & community Council

GP C.35 | Ensure connectivity to schools through safe walking routes.

Benchmark | Review by planning staff of 2022 Manga/Kerns Active Transportation Plan results. Prioritization of selected projects by Planning Commission and Township Council

GP D.2 | Create a prioritized list of sidewalk improvements using sidewalk inventory completed as part of the 2022 Manga/Kerns Active Transportation Plan

Benchmark | Review by planning staff of 2022 Manga/Kerns Active Transportation Plan results. Prioritization of selected projects by Planning Commission and Township Council

Bike

GP A.14 | Identify strategies and funding sources achieve a 10-minute walk to parks, trails & open space for current and future residents

- Planning Area #2 has the greatest gaps in service for existing households
- The current development policy requiring construction and maintenance of parks addresses new household needs
- Grants and other sources of funding should be identified to purchase property to address existing gaps in service

Benchmark | Funding sources identified compiled and shared between Salt Lake County Engineering, MSD Planning Staff, and Magna Metro Township Planning Commission & community Council

GP D.12 | Create a prioritized list of bicycle routes and facilities using recommendations from the upcoming 2022 Manga/Kerns Active Transportation Plan

Benchmark | Review by planning staff of 2022 Manga/Kerns Active Transportation Plan results. Prioritization of selected projects by Planning Commission and Township Council

GP D.14 | Promote the inclusion of bicycle facilities and amenities such as bike racks, lockers, repair stations, etc., at key destinations and strategically at new construction

Benchmark | Review by planning staff of 2022 Manga/Kerns Active Transportation Plan results. Prioritization of selected projects by Planning Commission and Township Council

Improve Access to Resources and Sense of Place

GP C.19 | Create policies and strategies to improve public infrastructure and investment within key catalyst areas, including enhanced landscaping, wayfinding, street amenities, and incentives to encourage redevelopment of key locations.

Benchmark | Development of District Area Plans

GP D.5 | Conduct a walkability audit and/or other studies that consider intersection crossings, midblock crosswalks, signal timing, and signage in Magna, particularly along designated Safe Routes to School corridors, for safety and accessibility.

Benchmark | Completion of a walkability study of Magna's Commercial areas identifying impediments to walkability.

GP C.37 | Enhance digital connectivity throughout the entirety of the Municipality

Benchmark | Apply suggested actions and findings of recently developed Digital Infrastructure Study

GP D.11 | Develop strategies for future growth impacts on parking capacities and regularly monitor parking occupancy and other factors by periodic parking studies

Benchmark | Include parking strategies and plans as an aspect of all District Area Plans

Timeline

Strategy 1 Invest in MIH Infrastructure	B. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing
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Description		Year 1	Benchmark	Year 2	Benchmark	Year 3	Benchmark	Year 4	Benchmark	Year 5	Benchmark
Goal	Improve active transportation resources and services within Magna Metro Township										
Action	GP B.6	Year 1	Completion of a walkability study of Magna’s Commercial areas identifying impediments to walkability.								
Goal	Improve Active Transportation resources and services within Magna Metro Township										
Category	Walk										
Actions	GP A.12	Year 2		Review by planning staff of plan results. Prioritization of selected projects by Planning Commission and Township Council.							
	GP A.26	Year 3				Funding sources identified complied and shared between Salt Lake County Engineering, MSD Planning Staff, and Magna Metro Township Planning Commission & community Council					
	GP D.2	Year 2		Review by planning staff of 2022 Manga/Kerns Active Transportation Plan results. Prioritization of selected projects by Planning Commission and Township Council							
	GP C.35	Year 2									
Category	Bike										
Actions	GP A.14	Year 3				Funding sources identified complied and shared between Salt Lake County Engineering, MSD Planning Staff, and Magna Metro Township Planning Commission & community Council					
	GP D.12	Year 2		Review by planning staff of 2022 Manga/Kerns Active Transportation Plan results. Prioritization of selected projects by Planning Commission and Township Council							
	GP D.14	Year 2									
Goal	Improve Access to Resources and Sense of Place										
Actions	GP C.19	Year 5							Development of District Area Plans		
	GP C.37	Year 4						Apply suggested actions and findings of recently developed Digital Infrastructure Study			
	GP D.5	Year 1	Competition of a walkability study of Magna’s Commercial areas identifying impediments to walkability.								
	GP D.11	Year 5							Include parking strategies and plans as an aspect of all District Area Plans		

Strategy 2 | Transit Investment Corridors

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

Example / Case Study

West Valley City established a mixed-use and employment center around their Fairbourne Station. This offers a mix of retail, single-family homes, and medium and high-density residential units to increase the number of rental units in mixed-use areas, commercial areas, and areas near major transit investment corridors.

Application in Magna

The municipality can identify residential areas appropriate for increased densities. Targeting areas adjacent to existing and potential commercial might be studied through commercial area district plans, like the impending Historic Area District Plan. Other commercial areas such as the 3500 South Commercial Node Catalytic properties identified in the general plan, might be studied to identify areas where the district could feasibly support increased densities and moderate income housing in coordination with public transportation resources, trails and open space, access to fresh produce, and other public resources and services.

The WFRC regional transportation plan indicates that Magna will receive **3300 South / 3500 South Corridor Core Route (15 min service)** in near future. Planning staff should look to coordinate route and stop options with regional authorities. This will assist Magna in identifying areas with the greatest capacity to absorbed housing need in the community. Targeting specific areas where rezoning is most feasible, desirable, and effective.

Application/Implication

- Rezone parcels within ¼ mile of a bus stop for a higher intensity of residential uses, including duplexes, triplexes, or live-work units.
- Identifying locations near transit and services that would be ideal for missing-middle-housing development and rezone to allow for densities that support those housing types.
- HB 462 (Utah Housing Affordability Amendments) encourage the expansion of moderate income housing in higher density areas that provide employment opportunities, transportation, or other services for residents. The bill also makes it more feasible for the municipality to provide moderate-income housing.

Goals / Actions

Improve Access to Resources and Sense of Place

GP A.3 | Enhance existing and future commercial nodes to allow higher density residential development, improve walkability, connect the commercial areas to surrounding neighborhoods, and increase retail square footage.

Benchmark | Development of District Area Plans. Adoption and application of Mixed-Use Zone Code

GP D.1 | Facilitate development patterns that maximize pedestrian connectivity and minimize the need for vehicle travel by encouraging a mix of land uses at a walkable scale and implementing small block sizes in new development.

Benchmark | Development of District Area Plans. Adoption and application of Mixed-Use Zone Code

GP D.20 | Encourage transit ridership by implementing pedestrian improvements near transit stops and working with UTA to identify strategies — such as locating transit stops in places that increase the convenience of transfers and connections to other routes — that improve the frequency and ridership of transit service between Magna and employment centers.

Benchmark | Coordination with regional partners on route and stops locations of 3300 South / 3500 South Corridor Core Route (15 min service) Projects identified in WFRM Regional Plan.

Coordinate with Regional Agencies

GP D.18 | Coordinate all projects with the Salt Lake County Active Transportation Implementation Plan (ATIP) and Wasatch Front Regional Council's (WFRM) Regional Transportation Plan (RTP).

Benchmark | Coordination with regional partners on route and stops locations of 3300 South / 3500 South Corridor Core Route (15 min service) Projects identified in WFRM Regional Plan.

GP D.19 | Foster a strong working relationship with UTA to advocate for improved and increased transit services in Magna, focusing on connections to key destinations and access for people who rely heavily on transit service.

Benchmark | Coordination with regional partners on route and stops locations of 3300 South / 3500 South Corridor Core Route (15 min service) Projects identified in WFRM Regional Plan.

Timeline

Strategy 2 Transit Investment Corridors		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									
Description		Year 1	Benchmark	Year 2	Benchmark	Year 3	Benchmark	Year 4	Benchmark	Year 5	Benchmark
Goal	Improve Access to Resources and Sense of Place										
Actions	GP A.3	Year 5								Development of District Area Plans. Adoption and application of Mixed-Use Zone Code	
	GP D.1	Year 5									
	GP D.20	Year 2	Coordination with regional partners on route and stops locations of 3300 South / 3500 South Corridor Core Route (15 min service) Projects identified in WFRC Regional Plan.								
Goal	Coordinate with Regional Agencies										

Actions	GP D.18	Year 2	Coordination with regional partners on route and stops locations of 3300 South / 3500 South Corridor Core Route (15 min service) Projects identified in WFRC Regional Plan.
	GP D.19	Year 2	

Strategy 3 | Mixed-Use Zones

F. 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;

Example / Case Study

Through a public engagement process, Millcreek city identified the area around Highland Drive and 3300 South as an ideal location for its City Center. With the help of two Transportation-Land Use Connection grants, the city wrote a general plan, a City Center master plan, and adopted a form-based code. The city has entitled nearly 800 dwellings over the last year. The area at the intersections of 3300 South and both Highland Drive and 1300 East is a future extension of the S-Line streetcar. A corridor study is taking place on 3300 S. to explore concept designs for safer and multi-modal transportation options moving east/west in Millcreek.

Millcreek also implemented a new neighborhood area by the TRAXlines running through the city and have since developed over 300+ apartments some of which provided as moderate income housing.

Millcreek has adopted two new ordinances to help with this development and build thoughtful design. They adopted a city center ordinance, a new Mixed Development (MD), and updated their commercial ordinance.

Application in Magna

Magna has recently adopted a Mixed-Use Chapter to its land use code with the additions of the Historic Downtown Mixed-Use Zone. This zone has yet to be applied to any properties in the Metro Township yet is available for application via a re-zone request. As part the current Land Use Code Update project, Magna will likely adopt two additional Mixed-Use Zones tailored for well-suited areas within the municipality. The municipality can work towards adoption of these zones, and application through facilitating development and redevelopment opportunities.

The WFRC regional transportation plan indicates that Magna will receive **3300 South / 3500 South Corridor Core Route (15 min service)** in near future. Planning staff should look to coordinate route and stop options with regional authorities. This will assist Magna in identifying areas with the greatest capacity to absorbed housing need in the community. Targeting specific areas where rezoning is most feasible, desirable, and effective.

Application/Implication

- Facilitate opportunity for the development of moderate income housing near mixed-use areas, transit investment corridors, employment centers, or commercial centers.
- HB462 (Utah Housing Affordability Amendments) encourage the expansion of moderate income housing in higher density areas that provide employment opportunities, transportation, or other

services for residents. It also makes it more feasible for the city to provide moderate-income housing.

Actions

Develop Small Area Plans

GP C.5 | Develop strategic plans for catalyst areas

Benchmark | Development of District Area Plans

GP C.15 | Explore the development of small area plans that envision redevelopment in key infill locations taking into account underutilized tracts, opportunities to integrate additional development within catalyst sites, taking into account ownership, zoning, infrastructure, incentives, overpressure zone, industrial base, warehousing, development constraints, and overall vision.

Benchmark | Development of District Area Plans

GP A.10 | Study the use of Form Based Codes for the 3500 South Commercial Node Catalytic properties.

Benchmark | Development of a District Area Plan which coordinates active and passive transportation resources with commercial, residential and public service development opportunity.

GP A.29 | Create a study group to identify the best strategy to create a mixed use area at 8400 West and 3500 South. Strategies evaluated should include Mixed-Use zoning, Form-Based Zone, and parking strategies

Benchmark | Development of a District Area Plan which coordinates active and passive transportation resources with commercial, residential and public service development opportunity.

GP A.30 | Create a study group to identify the best strategy to increase the economic performance of the Catalytic Area at 7200 West and 3500 South. Strategies evaluated should include Mixed-Use zoning, Form-Based Zone, and parking strategies.

Benchmark | Development of a District Area Plan which coordinates active and passive transportation resources with commercial, residential and public service development opportunity.

GP A.44 | Create a study group to evaluate the expansion of the historic district to include part or all of the Old Magna Neighborhood

Benchmark | Development of a District Area Plan which coordinates active and passive transportation resources with commercial, residential and public service development opportunity.

Develop and Apply Mixed-Use Zoning

GP A.5 | Review and evaluate current zoning designations to ensure consistency with the recommendations of this General Plan including elimination of unused designations, revision of current designation and drafting of future designations such as a Mixed Use zone.

Benchmark | Completion and Adoption of Municipal Land Use Code Update Project

GP A.31 | Work with potential developer to create a mixed density/mixed use development at the 4100 South 8400 West catalytic site.

- Ensure inclusion of parks/open space/trail connections • Promote a mix of residential densities and affordability levels • Create road, trail, and sidewalk connectivity with existing neighborhoods, particularly a full intersection with Little Valley Gateway

Benchmark | Implementation of current development agreement established for the Catalytic Area

GP A.33 | Continue to encourage mixed density residential development of up to 12 units per acre in the area outside of the 3500 South Catalytic Areas

Benchmark | Development of a District Area Plan which coordinates active and passive transportation resources with commercial. residential and public service development opportunity.

Timeline

Strategy 3 Mixed-Use Zones		F. 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;									
Description		Year 1	Benchmark	Year 2	Benchmark	Year 3	Benchmark	Year 4	Benchmark	Year 5	Benchmark
Goal	Develop Small Area Plans										
Actions	GP C.5	Year 5								Development of District Area Plans. Adoption and application of Mixed-Use Zone Code	
	GP C.15	Year 5									
	GP A.10	Year 4						Development of a District Area Plan which coordinates active and passive transportation resources with commercial. residential and public service development opportunity			
	GP A.30	Year 4									
	GP A.29	Year 3				Development of a District Area Plan which coordinates active and passive transportation resources with commercial. residential and public service development opportunity					
	GP A.44	Year 2			Development of a District Area Plan which coordinates active and passive transportation resources with commercial. residential and public service development opportunity						
Goal	Develop and Apply Mixed-Use Zoning										
Actions	GP A.5	Year 1	Completion and Adoption of Municipal Land Use Code Update Project								
	GP A.31	Year 3				Implementation of current development agreement established for the Catalytic Area					
	GP A.33	Year 4						Development of a District Area Plan which coordinates active and passive transportation resources with commercial. residential and public service development opportunity.			

Strategy 4 | RDAs, CDAs, & RAs

P. Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.

Example / Case Study

The Minneapolis 2040, Up-Zoning Project is a major affordable housing intervention that includes a two-strategy approach.

1. The plan allocates \$25 million in subsidies to a housing fund and requires that 10% of apartment units be reserved for moderate-income households.
2. The plan effectively up-zones the whole city to allow denser development with more units to be built in areas that previously contained only single-family homes (credit: Housing Affordability Report, Kem C. Gardner, University of Utah).

Application in Magna

The **Magna Main Street Community Development Area** is an active CDA (Community Development Area) with available funding within Magna Metro Township. The RDA covers the Magna Main Street Corridor District. In conjunction with new mixed-use zone adopted for the district, opportunity exists to incentivize a new development type within the historic area, that will provide much need commercial activity as well as housing opportunity. These units will present an opportunity to diversify the spectrum of housing types that currently exists within the community. Potentially offering units that are smaller in total sqft., yet are well connected with the variety of community resources that exists within Magna. Coordination with Salt Lake County Economic Development, who manage the RDA, is ongoing and will be essential to the success of this selected strategy.

Application/Implication

- Conduct a program to increase the current specified share (10%-20%) of the agencies' funding budget allocated to moderate income housing development.
- Provide a strong financial incentive for a developer to partner with the CDA through property tax rebates or tax exemptions on the incremental increase in a property's value due to rehabilitation and preservation, density bonuses, or by eliminating additional requirements such as floor area restrictions, parking requirements, permitting fees, occupancy restrictions (family member versus non-family member), and streamlining and standardizing the uncertain and time-consuming approval process, etc..
- Encourage private investors to invest in MIH projects through RDA programs by identifying TIF districts, providing gap financing in the form of loans, reimbursements, and property discounts, allowing up-zoning and facilitating ADU implementation.

Goals / Actions

Develop and Implement Plans for MIH through RDAs, CDAs, and RAs

GP A.41 | Continue to pursue and implement grants and opportunities to stabilize and upgrade buildings on Magna Main Street and in the Old Magna Neighborhood

- Use new funding to rehabilitate uninhabitable housing stock into MIH

Benchmark | Establish Magna as a CLG (Certified Local Government) with SHIPO (State Historic Preservation Office) by Passing a Model Historic Preservation Ordinance and forming a Historic Preservation Commission

GP B.5 | Expand the RDA in Old Magna down to 3100 South and be proactive about Opportunity Zones

Benchmark | Demonstrate continued collaboration with SLCo Economic Development and the MMSA (Magna Main Street Steering Alliance) to promote the development of moderate income housing the environment and resources the reduce the cost of living for those living in transit serviced commercial/mixed-use districts.

GP C.1 | Work closely with the MSD and Salt Lake County Regional Economic Development to identify resources to support economic development activities, and to assign clear deliverables to specific actors within specific timelines

Benchmark | Demonstrate continued collaboration with SLCo Economic Development and the MMSA (Magna Main Street Steering Alliance) to promote the development of moderate income housing the environment and resources the reduce the cost of living for those living in transit serviced commercial/mixed-use districts.

GP C.2 | Closely coordinate with the MSD and Salt Lake County Regional Economic Development to discuss and give feedback on implemented, planned, and potential deliverables

Benchmark | Demonstrate continued collaboration with SLCo Economic Development and the MMSA (Magna Main Street Steering Alliance) to promote the development of moderate income housing the environment and resources the reduce the cost of living for those living in transit serviced commercial/mixed-use districts.

GP C.3 | Identify future opportunities and adjust workplan as necessary with the goal of fiscal long-term sustainability

Benchmark | Demonstrate continued collaboration with SLCo Economic Development and the MMSA (Magna Main Street Steering Alliance) to promote the development of moderate income housing the environment and resources the reduce the cost of living for those living in transit serviced commercial/mixed-use districts.

GP C.12 | Conduct redevelopment through Salt Lake County Redevelopment Agency (County RDA).

Benchmark | Demonstrate continued collaboration with SLCo Economic Development and the MMSA (Magna Main Street Steering Alliance) to promote the development of moderate income housing the environment and resources the reduce the cost of living for those living in transit serviced commercial/mixed-use districts.

GP C.28 | Explore a land banking program to help promote larger-scaled development along Main Street once Magna becomes a City.

Benchmark | Demonstrate continued collaboration with SLCo Economic Development and the MMSA (Magna Main Street Steering Alliance) to promote the development of moderate income housing the environment and resources the reduce the cost of living for those living in transit serviced commercial/mixed-use districts.

GP C.27 | Collaborate with non-profit and community organizations to generate a database of community resources that can leverage investments in neighborhood revitalization.

Benchmark | Assist MMSA (Magna Main Street Alliance) it it's goal to reach 50C3 Non-Profit status.

Timeline

Strategy 4 RDAs, CDAs, & Ras		P. Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.									
Description		Year 1	Benchmark	Year 2	Benchmark	Year 3	Benchmark	Year 4	Benchmark	Year 5	Benchmark
Goal	Develop and Implement Plans for MIH through RDAs, CDAs, and Ras										
Actions	GP A.41	Year 1	Establish Magna as a CLG (Certified Local Government) with SHIPO (State Historic Preservation Office) by Passing a Model Historic Preservation Ordinance and forming a Historic Preservation Commission								
	GP B.5	Year 5									Demonstrate continued collaboration with SLCo Economic Development and the MMSA (Magna Main Street Steering Alliance) to promote the development of moderate income housing the environment and resources the reduce the cost of living for those living in transit serviced commercial/mixed-use districts.
	GP C.1	Year 5									
	GP C.2	Year 5									
	GP C.3	Year 5									
	GP C.12	Year 5									
	GP C.28	Year 5									
	GP C.27	Year 3					Assist MMSA (Magna Main Street Alliance) it it’s goal to reach 50C3 Non-Profit status.				

Strategy 5 | Missing Middle Housing

W. Create or allow for, and reduce regulations related to, multi-family residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

Example / Case Study

Salt Lake County, Utah, allows this in some of its historic neighborhoods, permitting duplexes on corners with similar scale as surrounding buildings.

Application in Magna

Magna is one of the older communities in the valley. As such many of Magna's neighborhoods host homes which are in need of substantial renovation and in some cases redevelopment. These instances offer an opportunity to increase the value of the property and increase the availability and diversity of affordable units in the community, by allowing for the adaptation and redevelopment of these properties as multi-unit homes which match the scale and character of the existing neighborhood. This would mean adopting residential zone code to all for these types of housing styles, while ensuring the neighborhood character and

infrastructure will not be threatened. This is a consideration that should be discussed and coordinated with the ongoing code update project taking place currently.

Application/Implication

- Amend zoning ordinance to allow low-impact, missing-middle housing styles on corners and near transit lines in residential areas, so long as those buildings maintain the scale and style of single-family homes.

Example / Case Study

Salt Lake County, Utah, allows this in some of its historic neighborhoods, permitting duplexes on corners with similar scale as surrounding buildings.

Actions

Allow for context sensitive Multi-Unit Housing options in the land use code

GP A.7 | Review current zoning and development provisions to ensure that infill and replacement housing is context sensitive

Benchmark | Completion and Adoption of Municipal Land Use Code Update Project

GP A.8 | Ensure zoning and development provisions ensure building mass, height, roof type and building materials are consistent with the surrounding neighborhood when the proposed project is located within an existing neighborhood

Benchmark | Completion and Adoption of Municipal Land Use Code Update Project

GP A.11 | Review existing development requirements for new neighborhoods to ensure adequate design controls to meet community goals.

Benchmark | Completion and Adoption of Municipal Land Use Code Update Project

Encourage the development of Missing Middle Housing unit types and densities in context appropriate areas

GP A.25 | Continue to encourage mixed density residential development of up to 12 units per acre in the area south of 2800 South and north of 3100 South.

Benchmark | Development of a Historic District Area Plan which coordinates active and passive transportation resources with commercial, residential and public service development opportunity

GP A.36 | Continue to encourage mixed density residential development of up to 12 units per acre in the area outside of the 3500 South Catalytic Area

Benchmark | Development of a District Area Plan which coordinates active and passive transportation resources with commercial, residential and public service development opportunity

Action: Study where multi-family residential dwellings compatible in scale and form with detached single-family residential dwellings may be appropriate in the community and adopt ordinances if such conditions are present.

Action Goal: This study will help to identify neighborhoods, block groups, and parcel consolidations that are appropriate for the development of multi-family residential dwellings compatible in scale and form with the existing character of the area. By targeting very specific areas that are supported with the required infrastructure that make multifamily housing feasible, the municipality can avoid creating issues with parking and road congestion often associated with higher density housing styles. By ensuring that design and development guidelines match existing neighborhood character the municipality can increase housing capacity and property value, without disturbing existing residents.

Timeline

Strategy 5 Missing Middle Housing		W. Create or allow for, and reduce regulations related to, multi-family residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.									
Description		Year 1	Benchmark	Year 2	Benchmark	Year 3	Benchmark	Year 4	Benchmark	Year 5	Benchmark
Goal	Allow for context sensitive Multi-Unit Housing options in the land use code										
Actions	GP A.7	Year 1	Completion and Adoption of Municipal Land Use Code Update Project								
	GP A.8	Year 1									
	GP A.11	Year 1									
Goal	Encourage the development of Missing Middle Housing unit types and densities in context appropriate areas										
Actions	GP A.25	Year 2			Development of a Historic District Area Plan which coordinates active and passive transportation resources with commercial. residential and public service development opportunity						
	GP A.36	Year 3					Development of a District Area Plan which coordinates active and passive transportation resources with commercial. residential and public service development opportunity				

Timeline & Milestones – Five-year Plan

An element of the new requirements of HB 462 is an implementation plan with a timeline. In the subsequent years following the adoption of the new moderate income housing plan, each municipality will be required to report on the steps it has taken to implement the chosen strategies, with the goal of maintaining or increasing moderate income housing supply. This implementation plan is broken down into two phases, with a third phase being on-going work the municipality will do continually every year. Much of the on-going work described in this implementation plan relates to providing continued education and resources to the existing and new members of the community.

Broadly, implementation of each strategy will occur in three parts:

1. Research: in this phase, staff assigned to the strategy will research potential programs, policies, and projects that could facilitate implementation. Staff should also search for case studies, available funding sources, and other resources that can support implementation. Data should be collected to facilitate the needed program, policy, or project – whether that be demographics, market conditions, community input, or some other source.
2. Coordination: in the second part, staff should start reaching out to anticipated partners and team members. A team should be assembled to begin planning for the program, policy, or project, and important partners should be included in discussions about funding, ongoing maintenance, and measures of success.
3. Action: in this stage, the program, policy, or project is carried out. This may look like drafting a land use ordinance and bringing it through the adoption process, applying for a grant for needed support infrastructure, or launching a home maintenance program.

References and Resources

In this chapter, planning staff have written further explanations of several topics presented in this plan. Each topic has a paragraph description as well as links to more resources. Some links go to online databases with multiple resources. Resources are presented as sources of more information and do not necessarily represent endorsement of specific policies or programs by MSD planning staff.

Affordable Housing in General

The Utah Department of Workforce Services (DWS) has a shared Google Drive account with dozens of resources. It holds all Moderate-Income Housing Plans within Utah that they have received. It also has dozens of presentations on various topics and guides on writing housing plans. One particularly helpful document is the Utah League of Cities and Towns (ULCT) “Keys to Housing Policy in Utah.” It includes a glossary of housing terms, several strategies to promoting affordable housing, and several case studies of communities throughout Utah. Another helpful document is the National Association of Home Builders (NAHB) guide: “Research on State and Local Means of Increasing Affordable Housing.” It has strategies and case studies from across the nation. Pros and cons are listed under each strategy as well as places where that strategy has been implemented.

DWS General Database: <https://drive.google.com/drive/folders/1WEYWuTWX9z1ppDDGLX0JdC4PupyZcGoh>

ULCT Guide: https://drive.google.com/drive/folders/1IS1MWw3UbDG03TEW_V_P5wMluwhmqTiW

NAHB Guide: <https://drive.google.com/drive/folders/1s2wwHXXVFHSt4inIDyBPPJCf8OTojSGk>

Accessory Dwelling Units

Accessory Dwelling Units are a secondary dwelling (place to live) on the same lot as a single-family home. They can be attached or detached, such as a basement apartment, a tiny house, a garage apartment, or a mother-in-law apartment, as well as some others.

Salt Lake County Regional Development and the Wasatch Front Regional Council put together the following presentation about ADUs. It includes data from research initiatives, issues, benefits, and best practices. The presentation is available in PDF format at the link below.

SLCo and WFRC presentation: <http://www.ulct.org/wp-content/uploads/sites/4/2015/09/ADUPresentation-by-Jake-Young-and-Ted-Knowlton-ULCT-2017.pdf> 42

Salt Lake City has an extensive guide on how to build ADUs. While it is based on Salt Lake City ordinances, zoning, and rules, it includes great information on ADUs in general, especially its illustrations on different ways to configure a single-family house and an ADU on a lot. Other municipalities have informative ADU guides and regulations as well.

SLC: http://www.slcdocs.com/Planning/Guides/ADU_handbook.pdf

Cedar Hills: <http://www.cedarhills.org/adu/>

Kaysville: <https://www.kaysvillecity.com/DocumentCenter/View/230/Accessory-Buildings-GuidePDF> Spanish Fork: https://www.spanishfork.org/departments/community_development/planning/accessory_dwelling_units.php

Zoning

Zoning is the division of land into defined areas in which specific land uses are allowed or prohibited. Zoning is intended to promote the health, safety, and wellbeing of people by guiding land use decisions so that compatible uses are adjacent while incompatible uses are separated. For example, zoning can be used to prevent the building of highly polluting factories next to kindergartens or homes. When zoning is appropriate and community-driven, it supports the goals of the community. Magna has expressed great pride in its single-family atmosphere. Zoning can support the preservation of Magna's single-family homes. Because Magna's zoning code comes from Salt Lake County's code, eventually Magna's code needs to be updated to match Magna's wants and needs. The link below goes to the website of the Land Use Academy of Utah (LUAU). It has a short video on zoning. The website also hosts many other videos and articles about land use and local government in Utah.

Website: <https://luau.utah.gov/land-use-topics/land-use-definitions/definitions-zoning>

The American Planning Association (APA) defines different types of zoning. Click on the link below to learn more about these types. "Base" zoning is sometimes used to refer to the regular zoning that most people are used to hearing about. "Overlay" zoning is another type of zoning, and it became part of discussion at an October Planning Commission meeting. An overlay zone is a rule applied over already established zones that may cross the boundaries of different zones. For example, an overlay zone may allow ADUs across R 1-8 and R 1-21 zones within 0.5 miles of bus stops. The base zones of R 1-8 and R 1-21 would stay the same. There is an overlay zoning explanation on the APA website or on page 46 of the National Association of Home Builders (NAHB) guide. APA: <https://www.planning.org/divisions/planningandlaw/propertytopics.htm> NAHB Guide: <https://drive.google.com/drive/folders/1s2wwHXXVFHSt4inIDyBPPJCf8OTojSGk>

List of Organizations and Websites

Resources are presented as sources of more information and do not necessarily represent endorsement of specific policies or programs by MSD planning staff.

AAA Fair Credit Foundation: <https://faircredit.org/about-us/>

Affordable Housing Online: <https://affordablehousingonline.com/>

American Planning Association:

National Website (APA): <https://www.planning.org/>

Utah Chapter (APA Utah): <https://www.apautah.org/>

Assist Utah: <https://assistutah.org/>

Community Development Corporation of Utah (CDC Utah): <https://cdcutah.org/im-ahomeowner/home-repairs/>

Home Rehab Referral List: <https://cdcutah.org/wp-content/uploads/2019/08/RehabReferral-List.pdf>

Congress for the New Urbanism: <https://www.cnu.org/resources>

Greater Salt Lake Municipal Services District (District, GSLMSD, or MSD): <https://msd.utah.gov/>

Green and Healthy Homes Initiative: <https://slco.org/green-healthy-homes/>

Home Energy Assistance Target (HEAT) Program: <https://affordablehousingonline.com/>

Land Use Academy of Utah (LUAU): <https://luau.utah.gov/> National Association of Home Builders (NAHB): <https://www.nahb.org/>

Salt Lake County Regional Development: Planning and Transportation: <https://slco.org/planning-transportation/>

The Utah Land Use Institute: <https://utahlanduse.org/land-use-library/>

Utah Apartment Association: <https://www.uaahq.org/>

Good Landlord Program class: <https://www.uaahq.org/gll.html>

Utah Center for Neighborhood Stabilization (UTCNS): <http://www.utcms.com/>

Utah Community Action – Weatherization Program (UCA): <https://www.utahca.org/weatherization/>

Utah Department of Transportation (UDOT): <https://www.udot.utah.gov/>

Utah Department of Workforce Services (DWS): <https://jobs.utah.gov/index.html>

Affordable Housing page: <https://jobs.utah.gov/housing/affordable/index.html>

Utah League of Cities and Towns (ULCT): <http://www.ulct.org/>

Utah Public Notice Website: <https://www.utah.gov/pmn/index.html>

Utah Transit Authority (UTA): <https://www.rideuta.com/>

Wasatch Front Regional Council (WFRC): <https://wfrc.org/>



State of Utah
Department of Workforce Services
Housing & Community Development

ANNUAL MODERATE-INCOME HOUSING REPORTING FORM

Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408.
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1 of each year.
- Post the report on their municipality's website.

In accordance with [UCA 10-9a-401](#) and [17-27a-401](#) municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
 - Having an estimated population greater than or equal to 5,000 residents; **AND**
 - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
 - Having an estimated population greater than or equal to 5,000 residents;
 - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

To find out if your municipality must report annually, please visit:

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

For additional moderate-income housing planning resources:

<https://jobs.utah.gov/housing/affordable/moderate/index.html>

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: _____

Reporting Date: _____

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Mayor's First and Last Name: _____

Mayor's Email Address: _____

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: _____

Preparer's Title: _____

Preparer's Email Address: _____

Preparer's Telephone: _____ Extension: _____

When did the municipality last adopt moderate-income housing element of their general plan?

Link to moderate-income housing element on municipality website:

[UCA 10-9a-403 \(2\)\(b\)\(iii\)](#) and [17-27a-403 \(2\)\(b\)\(ii\)](#) requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under [10-9a-403 \(2\)\(b\)\(iii\)](#) and [17-27a-403 \(2\)\(b\)\(ii\)](#), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in [10-9a-403 \(2\)\(b\)\(iii\)\(G\) or \(H\)](#) and [17-27a-403 \(2\)\(b\)\(ii\)\(G\) or \(H\)](#). Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

***** Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. *****

1. State strategy municipality included in the moderate-income housing element of its general plan below.

2. Please state the municipality's goal(s) associated with the strategy

3. What are the specific outcomes that the strategy intends to accomplish?

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

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.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

- 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?

- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT
VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

Municipal legislative bodies are also required to review and submit the following:

[UCA 10-9a-408\(2\)\(i\)](#): *(data should be from validated sources, like US Census, with verified methodologies)*

- A current estimate of the city's rental housing needs for the following income limits:
 - 80% of the county's adjusted median family income _____
 - 50% of the county's adjusted median family income _____
 - 30% of the county's adjusted median family income _____

UCA 10-9a-103(41)(b): (data should be from validated sources, like US Census, with verified methodologies)

- An updated projection of 5-year affordable housing needs, which includes:
 - Projected growth of households (housing demand)
 - Projected housing stock (housing supply)
 - Projected median housing costs
 - Projected median household income

To complete the annual reporting requirements above, please download the state's FIVE YEAR HOUSING PROJECTION CALCULATOR: <https://jobs.utah.gov/housing/affordable/moderate/>

Submission Guidelines:

1. Moderate-income housing review reports are due on December 1 of each year.
2. Emails must include the following items as separate attachments:
 - ☐ An updated estimate of the municipality's 5-year moderate-income housing needs
 - ☐ A findings report of the annual moderate-income housing element review
 - ☐ The most current version of the moderate-income housing element of the municipality's general plan
 - Submitted moderate-income housing elements must include their adoption date on a cover page.
3. Acceptable electronic document formats include:
 - (a) DOC or PDF
4. Emails MUST be addressed to: dfields@utah.gov.

AOG Contact Information:

Bear River AOG 170 N Main Logan, Utah 84321 Phone (435) 752-7242	Six County AOG 250 North Main Street, Richfield, Utah Phone: (435) 893-0712	Uintah Basin AOG 330 East 100 South Roosevelt, UT 84066 Phone: (435) 722-4518
Five County AOG 1070 W 1600 S Saint George, Ut 84770 Phone: (435) 673-3548	Southeastern Utah AOG 375 South Carbon Avenue Price, UT 84501 Phone: (435) 637-5444	Wasatch Front Regional Council 41 N. Rio Grande Street, Suite 103 Salt Lake City, UT 84101 Phone: (801) 363-4250
Mountainland AOG 586 E 800 N Orem, UT 84097 Phone: 801-229-3800		

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Magna _ Annual Moderate-Income Housing Reporting Form (Continued)

1. State strategy municipality included in the moderate-income housing element of its general plan below.

- Strategy 1: Identify current MIH
- Strategy 2: Establish a “Good Landlord Program.”
 - Action 1: Create and adopt a “Good Landlord Program”
 - Action 2: Achieve Code Enforcement
 - Action 3: Consider writing and adopting a Short-term Rental Ordinance to support and provide backbone to the Good Landlord Program

2. Please state the municipality’s goal(s) associated with the strategy

Goal 1: Preserve current affordable and moderate-income housing on a long-term basis.

3. What are the specific outcomes that the strategy intends to accomplish?

Magna Metro Township desires to keep its current moderate-income housing safe and affordable. To do so, Magna will identify the specific locations of current MIH. Magna will also establish a good landlord program and achieve code enforcement.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

- Action 1: Create and adopt a “Good Landlord Program”
- Action 2: Achieve Code Enforcement
- Action 3: Consider writing and adopting a Short-term Rental Ordinance to support and provide backbone to the Good Landlord Program

Magna will utilize the DWS biennial reporting form and record new moderate-income units, housing improvements, walkability improvements, and grant wins. Regular data analysis of cost-burdened housing and available housing units at various income levels will also be monitored.

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.

To preserve MIH, where MIH is located within the metro will be identified first. Patterns in the spatial distribution of MIH will be noted and analyzed. The identification of MIH will guide specific next steps.

There is some concern regarding blight and housing disrepair. Such conditions can bring down property values near the property in disrepair, which can be economically detrimental to moderate-income households in the vicinity. Achieving more regular code enforcement will help protect housing and prevent housing conditions from deteriorating. Additionally, the creation of a good landlord program can incentivize landlords to maintain safe and comfortable housing. This is important in preventing the creation of slumlords who provide unsafe housing to vulnerable households without facing consequences.

b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

Planning staff is responsible for identifying and analyzing MIH.

Planning staff is responsible for code enforcement.

Magna Metro Township Council is responsible for approving a good landlord program.

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Magna must allocate planning staff, planning commissioners, metro township council members, time, and adequate funds to complete key tasks.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Planning staff will identify MIH by April 1, 2020.

Planning staff is already engaging in enhanced code enforcement and will continue to do so.

A good landlord program can be put in place by July 1, 2020.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Staff investigated a Good Landlord Program, but found its impacts were generally discriminatory, and concluded that this type of program should not be implemented in the community.

Code enforcement has been increased. The Greater Salt Lake Municipal Services District hired additional staff to increase capacity.

The 2019 Magna Moderate Income Housing Plan found that of the properties for sale in 2017, only households making 80 percent or more of AMI could afford to purchase property. Of the apartments listed for rent in August 2019, only renter households making 100 percent or more of the AMI could afford to rent in Magna. When looking at all rental types available, of the 224 households making between 30 and 50 percent of AMI, only 78 units are available at an affordable price. This leaves a deficit of 146 units, forcing those within the 30 to 50 percent bracket to live outside or below the means. For 721 households making over 125 percent of the AMI, only 195 units are available causing these households to live below their means and therefore filling housing options that other brackets may need.

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?

Staff have identified that there is a great need in the area for increased diversity of housing opportunity within the community. As identified, there are housing gaps for residents within nearly all AMI categories. It is challenging for Municipality and county staff to coordinate development opportunities, evolving community goals, external influences, and existing zoning and coding. Zoning and parking requirements can restrict the community's ability to strategically densify around the community assets. Community perception concerning housing product, often those typologies which supply greater

affordability, can hinder efforts to increase diversity. Education and outreach might be necessary to help coalesce a strategy to introduce greater numbers of housing units suitable to provide equitable housing opportunities for households making 30, 50 and 80 percent of AMI.

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

Yes. A collaboration between the *Education, Outreach, and Technical Assistance of the Greater Salt Lake MSD Planning and Development Services*, in partnership with *Utah State University, College of Ag and Applied Sciences*. A Regional Planning Graduate Studio has proposed the idea of utilizing areas within the Opportunity Zone associated with the Inland Port as a strategy for providing regional affordable housing.

6. State strategy municipality included in the moderate-income housing element of its general plan below.

E: Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones

7. Please state the municipality's goal(s) associated with the strategy

Goal 2: Create more moderate-income housing options.

- Strategy 1: Allow Accessory Dwelling Units.
 - Action 1: Write and adopt an ADU Ordinance
 - Carefully define ADU's allowed
 - Consider where ADUs should be allowed
 - Consider where ADUs should be allowed
- Strategy 2: Promote creation of Accessory Dwelling Units
 - Action 1: Identify Partners that can help with construction and/or conversion costs.
 - Action 2: Disseminate funding assistance information to residents.

8. What are the specific outcomes that the strategy intends to accomplish?

Magna intends to produce more housing that is affordable to residents at 30, 50, and 80 percent AMI. To do so, Magna will adopt an ADU ordinance.

9. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

Magna will utilize the DWS biennial reporting form and record new moderate-income units, housing improvements, walkability improvements, and grant wins. Regular data analysis of cost-burdened housing and available housing units at various income levels will also be monitored. Additionally, Magna Metro Township has adopted ADU Ordinance 19.15.010.

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.

The above strategy works to make MIH units where there are none currently by allowing ADUs. ADUs can become a second source of income for desiring families. ADUs are also typically more affordable places to live than traditional housing. Magna Metro Township has adopted ADU Ordinance 19.15.010. They will continue by accomplishing the tasks identified in Strategy 2: Identify partners that can help with construction and/or conversion costs. Disseminate funding assistance to residents.

b. Please identify the parties that are responsible for completing the key tasks of each stage identified in item 5a

Planning staff has provided information on ADUs to the planning commission and metro township council. Planning staff have worked with the planning commission and metro township council to write the ordinance. The planning commission has approved, and the metro township council has approved the ordinance.

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Magna must allocate planning staff, planning commissioners, metro township council members, time, and adequate funds to complete key tasks.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Planning staff provided ADU information to planning commissioners and metro township council members by March 1, 2020. Planning staff helped community members identify good places for ADU allowance by May 1, 2020. Magna officials approved a community driven, Magna's need-specific ADU ordinance by August 1, 2020. Planning staff continued the General Plan process for Magna through 2020. At general plan steering committee meetings and an open house, public feedback was gathered regarding good places for ADUs and how best to allow them. Magna Metro Township has adopted ADU Ordinance ADU Ordinance 19.15.010 on 9.29.2021.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Magna Metro Township has adopted ADU Ordinance ADU Ordinance 19.15.010 on 9.29.2021. This completes:

- Strategy 1: Allow Accessory Dwelling Units.
 - Action 1: Write and adopt an ADU Ordinance
 - Carefully define ADU's allowed
 - Consider where ADUs should be allowed
 - Consider where ADUs should be allowed

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?

The community has made good progress by adopting the Ordinance. Special attention will now need to be applied to Strategy 2: Identify partners that can help with construction and/or conversion costs. Disseminate funding assistance to residents. Disseminating information to about funding opportunities to likely candidates will be the most difficult hurdle.

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

Yes. A collaboration between the *Education, Outreach, and Technical Assistance of the Greater Salt Lake MSD Planning and Development Services*, in partnership with *Utah State University, College of Ag and Applied Sciences*. A Regional Planning Graduate Studio has proposed the idea of utilizing areas within the Opportunity Zone associated with the Inland Port as a strategy for providing regional affordable housing.

11. State strategy municipality included in the moderate-income housing element of its general plan below.

B, C, P, and W

12. Please state the municipality's goal(s) associated with the strategy.

Goal 3: Support measures and efforts that contribute to neighborhood stabilization

- Strategy 1: Identify and apply for grants and funding opportunities that do so.
 - Action1: Provide exterior curb-appeal grants to 10 homes per year through 2024 (50 total).
 - Action 2: Support Applications and funding from the ***Green and Healthy Homes Initiative*** to conduct critical needs home repair in low and moderate-income housing.
 - Action 3: Support applications and funding from the ***Utah Weatherization Assistance Program*** to help low-income residents, especially the elderly and disabled, to reduce energy consumption through home improvements.
 - Action 4: Support applications and funding from ***Salt Lake Valley Habitat for Humanity*** to house families between 30 and 60 % of the area median Income.
 - Action5: Support applications and funding from ***Assist Utah's Emergency Home Repair, Accessibility Design, and Aging in Place Programs***.

13. What are the specific outcomes that the strategy intends to accomplish?

Magna will identify and apply for grants and funding opportunities that do so, such as the Green and Healthy Homes Initiative, the Utah Weatherization Assistance Program, among others. The purpose of this action is to acquire the funding necessary to support safe residences for moderate-income households. This action also works to prevent blight and improves Magna's redevelopment area. The

strategy also intends to identify infrastructure investments, such as fixing sidewalk gaps, that further facilitate MIH and the success of MIH families.

14. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

Magna will utilize the DWS biennial reporting form and record new moderate-income units, housing improvements, walkability improvements, and grant wins.

15. 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.

Provide exterior curb-appeal grants to 10 homes per year through 2024 (50 total).

Support applications and funding from the Green and Healthy Homes Initiative to conduct critical needs home repair in low and moderate-income housing.

Support applications and funding from the Utah Weatherization Assistance Program to help low-income residents, especially the elderly and disabled, to reduce energy consumption through home improvements.

Support applications and funding from Salt Lake Valley Habitat for Humanity to house families between 30 and 60 percent of the Area Median Income.

Support applications and funding from Assist Utah's Emergency Home Repair, Accessibility Design, and Aging in Place programs.

Consider new transit routes and stops, improvements in transit frequency, and improvements in transit stations and stops. Coordinate with UTA about needs and possibilities.

Conduct and use a sidewalk inventory and connect any sidewalk gaps to promote walkability and enhance the destination accessibility of non-automobile owners.

Expand the RDA in Old Magna down to 3100 South and be proactive about Opportunity Zones.

Use new RDA designation to secure funding for rehabilitation of uninhabitable housing stock into MIH.

b. Please identify the parties that are responsible for completing the key tasks of each stage identified in item 5a.

Planning staff, planning commissioners, and the metro township council are responsible for disseminating funding information to the public and applying for grants. Planning staff and engineers are responsible for conducting and acting upon the sidewalk inventory.

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Magna must allocate planning staff, planning commissioners, metro township council members, time, and adequate funds to complete key tasks.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Grant applications will be ongoing throughout 2020 as different deadlines arise. The sidewalk inventory should be completed by October 1, 2020.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

- A sidewalk inventory has been completed for the Metro Township as part of the 2020 Master Transportation Plan Effort.
- The *2021 Greater Magna Metro Township Urban Design Studio Partnership*, included in its results, suggestions for a housing loan program for revitalization. This study was a collaboration between the *Education, Outreach, and Technical Assistance of the Greater Salt Lake MSD Planning and Development Services*, in partnership with *Utah State University, College of Ag and Applied Sciences, Urban Design Studio* under the direction of Caroline Lavoie, Professor. Todd Johnson, Professor. Margo Wheeler, Visiting Professor.
- The *Kearns/Magna Active Transportation Plan* is underway. This planning effort will improve multi-modal and active transportation opportunities, safety, and coordination efforts with the community of Magna.
- The *WFRC 2019-2050 Regional Transportation Plan* has identified: Transit: 3300 South / 3500 South Corridor - Bus Rapid Transit as a needs phase two project.

These planning efforts are helping to coordinate planning efforts to provide the social services and infrastructure that contribute to neighborhood stabilization.

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?

Magna Metro Township is poised to receive a great deal of planning and development pressure in coming years. Development of the Inland Port and Associated Opportunity Zones falling within the Metro Township Boundry will likely precipitate new land uses on undeveloped parcels in and around the Metro Township Area. The community has worked with *The Greater Salt Lake MSD*, Planning staff, planning commissioners, and the metro township council, to collaborate with neighboring communities, community partners, and shareholders through *Education, Outreach, and Technical Assistance of the Greater Salt Lake MSD Planning and Development Services* to in partnership with *Utah State University, College of Ag and Applied Sciences*, to initiate conversations that will be required to strategically coordinate growth. Coordination with regional partners will be essential for communities like Manga who have limited staff and resources. Providing the amenities, services, and funding required to stabilize and improve Manga neighborhoods will require clear communication channels between the community, and a variety of regional partners and stakeholders.

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

No.