



MAGNA METRO TOWNSHIP COUNCIL
Meeting Agenda
September 27, 2022

Webster Center
8952 West Magna Main Street
Magna, Utah 84044

PUBLIC NOTICE IS HEREBY GIVEN that the Magna Metro Township Council will hold a regular meeting on the **27th day of September 2022** at the Webster Center, 8952 West Magna Main Street Magna, Utah as follows:

This meeting will be held at the anchor location and electronically for members of the staff and/or public that cannot attend due to continuing concerns regarding COVID-19, other health reasons, or other reasons. Those interested in attending electronically should follow the information noted at the end of this agenda. **

Portions of the meetings may be closed for reasons allowed by statute. Motions relating to any of the items listed below, including final action, may be taken.

6:00 PM – PUBLIC MEETING

1. CALL TO ORDER
2. Determine Quorum
3. Pledge of Allegiance

4. PUBLIC COMMENTS (Limited to 3 minutes per person)

Any person wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the Council at this point by stepping to the microphone and giving their name for the record. ***Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Governing Body.***

5. Unified Police Department Report *[Chief Del Craig]*
6. Magna Financial Report *[Dave Sanderson, Finance Manager]*

7. COMMUNITY STAKEHOLDER REPORTS

- 7.1 Magna in Motion *[Kari Duckworth]*
- 7.2 4th of July *[Kari Duckworth]*
- 7.3 Magna Chamber of Commerce *[Fonda Oliphant]*
- 7.4 Pleasant Green Cemetery *[Sharon Nichols/Nunny Nichols]*
- 7.5 Code Enforcement Report *[John Soriano, Code Enforcement Officer]*

8. Approval of Minutes:

- 8.1 August 23, 2022

9. ACTION/DISCUSSION ITEMS

9.1 Discussion regarding Magna Active Transportation Plan <https://www.activekearnsmagna.com/>
[Thomas McMurty, Avenue Consultants]

9.2 Discussion and Possible Motion regarding **Resolution No. 22-09-03** A Resolution Adopting an Agreement between the Magna Metro Township and N&W Enterprises LLC (Nunny Nichols) for the Pleasant Green Cemetery Caretaker Services *[Paul Ashton, Attorney]*

9.3 Discussion and Possible Motion regarding **Ordinance No. 22-O-07** An Ordinance Amending the Magna Township Moderate Income Housing Element to the Magna Metro Township General Plan *[Matt Starley, MSD Long Range Planner]*

9.4 Discuss Magna in Motion and Future Funding of Groups *[Council Member Trish Hull]*

10. COUNCIL REPORTS

11. FUTURE AGENDA ITEMS

- Metro Township Contracts
- Amendments to Council Rules of Order
- Change of Form of Government and Timeline
- Feasibility Study regarding Relationship with MSD
- Amendments to Cemetery Care Taking Agreement
- Look at Municode Contract and possible RFP
- Possible RFP for new website

12. ANNOUNCEMENTS

13. ADJOURN

Topic: Magna Metro Township Council Meeting

Time: Sep 27, 2022 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us05web.zoom.us/j/83412188106?pwd=cTVzZUFGHQkY4WUpVbHp4bXNpNURxZz09>

Meeting ID: 834 1218 8106

Passcode: 6amZ0M

Upon request with three (3) working days' notice, the Greater Salt Lake Municipal Services District, in support of the Magna Metro Township, will make reasonable accommodations for participation in the meeting. To request assistance, please call (385) 468-6703 – TTY 711.

A copy of the foregoing agenda was posted at the following locations on the date posted below: Magna Metro Township website at www.magnametrotownship.org and the State Public Notice Website at <http://pmn.utah.gov> . Pursuant to State Law and Magna Ordinance, Councilmembers

may participate electronically. Pursuant to Utah Code Ann. § 52-4-205, Parts of Meetings may be Closed for Reasons Allowed by Statute.

POSTED: *September 24, 2022*

Magna Township

Budget Report Yearly

75.00%

9/30/2022

	Actual to 9/30/2022	FY 2022 Budget	Projected
Revenues			
Sales taxes	3,925,599	4,000,000	4,500,000
Grants	-	500,000	500,000
Transportation sales tax	366,491	345,000	425,000
Class C road funds	781,186	1,000,000	1,000,000
Liquor allotment	-	17,000	17,000
Cares Act	45,989	-	45,989
ARPA funding	-	-	-
Business License	37,577	50,000	50,000
Building permits	1,281,777	900,000	1,400,000
Other permits	475	20,000	20,000
Sewer and water permits	-	5,000	5,000
Zoning - land use permit	-	65,000	65,000
Engineering services	73,178	50,000	100,000
Planning service	284,032	500,000	500,000
Storm drain fee	-	-	-
Code enforcement fines	449	3,500	3,500
Justice court fines	59,204	150,000	150,000
Interest earnings	12,297	9,000	18,000
Miscellaneous	10,691	-	15,000
Transfers in	600,105	615,055	615,055
Total Revenues	\$ 7,479,050	\$ 8,229,555	\$ 9,429,544
Expenses - Administration			
Wages	42,101	60,000	60,000
Employee Benefits	8,888	10,000	10,000
Awards, promotional & meals	1,440	-	2,000
Subscriptions/Memberships	14,698	10,000	15,000
Printing/Publications/Advertising	2,003	8,000	8,000
Travel/Mileage	11,956	20,000	20,000
Office expense and supplies	21,197	5,000	25,000
Computer equipment/Software	3,524	10,000	10,000
Attorney-Civil	26,859	70,000	70,000
Attorney-Land use	1,228	20,000	20,000
Training & Seminars	1,066	10,500	10,500
Web page development/Maintenance	379	3,255	3,255
Software/Streaming	4,345	1,000	6,500
Payroll processing fees	706	1,100	1,100
Grant charged expense	-	-	-
Communications	-	10,000	10,000
Contribution/Special events	45,059	80,500	80,500
Insurance	6,838	15,500	15,000
Workers comp insurance	613	500	1,000
Postage	-	2,000	2,000
Professional and technical	81,539	140,200	140,200
UFA emergency services	28,299	40,000	40,000
Grant related	-	-	-
SL (Client) County Support Services	11,073	57,500	57,500
Equipment/Computer purchases	-	-	-
Beer funds	-	17,000	17,000
Rent	10,500	18,000	18,000
Non classified expenses	-	5,000	5,000
Total Administration	\$ 324,311	\$ 615,055	\$ 647,555

Budget Report Yearly

75.00%

9/30/2022

Revenues

Expenses - Transfers

Contribution to GF
Transfer to Capital projects

Total Transfers

Total Expenses

Surplus/Deficit

Actual to 9/30/2022	FY 2021 Budget	Projected
6,832,956	6,866,932	7,250,000
-	747,568	747,568
\$ 6,832,956	\$ 7,614,500	\$ 7,997,568
\$ 7,157,267	\$ 8,229,555	\$ 8,645,123
\$ 321,783	\$ -	\$ 784,421

75.00%

9/30/2022

Cares Act

Cash - Zion's cares
Covid Expense and supplies
Cares Expense and supplies

Total Administration

Actual to 9/30/2022	FY 2022 Budget	Projected
-	-	-
12,039	-	15,000
33,950	-	40,000
\$ 45,989	\$ -	\$ 55,000

Pleasant Green Cemetery

Revenues

Sale of lots
Grave openings
Other revenue
Transfers In

Total Revenues

Actual to 9/30/2022	FY 2022 Budget	Projected
48,090	10,000	60,000
10,700	10,000	12,000
2,265	-	2,500
102,030	-	102,030
\$ 163,085	\$ 20,000	\$ 176,530

Expenses - Administration

Grave opening expenses
Headstone expenses
Cremation expenses
Utilities - water
Travel/Mileage
Computer equipment/Software
Professional and technical
Sundry charges

Total Administration

32,202	-	40,000
-	-	-
1,050	-	2,000
-	-	-
-	-	-
3,380	-	5,000
7,834	20,000	9,500
4,145	-	4,145
\$ 48,611	\$ 20,000	\$ 60,645

Total Expenses

Surplus/Deficit

\$ 48,611	\$ 20,000	\$ 60,645
\$ 114,474	\$ -	\$ 115,885

Beg Balance

Expenses

Ending Balance

Cares Act Money
ARPA Money

1,523,436
3,189,431

12,039
33,950

1,511,397
3,155,481

Magna Communities That Cares

Magna Township Report

Grant

9/23/2022

Total Income:

\$369,247.45

Expenses:

Salt Lake County of Youth Services:

161,478.36

from CTC Expenses

Other:

386.39

From SLC Division of youth services

Travel:

\$29,074.46

From CTC Travel expenses

190,939.21

FUND Balance:

178,308.24

FUND balance per Acctg:

24,466.15

Amount to be transferred from Magna to MCTC

153,842.09

THE MAGNA METRO TOWNSHIP COUNCIL, STATE OF UTAH, MET ON TUESDAY, AUGUST 23, 2022, PURSUANT TO ADJOURNMENT ON TUESDAY, AUGUST 16, 2022, AT THE HOUR OF 6:00 P.M. AT THE WEBSTER CENTER AT 8952 WEST MAGNA MAIN STREET (2700 SOUTH), MAGNA, UT 84044.

DATE TUESDAY AUGUST 23, 2022

Unified Police Department Report

Detective Buhler stated the Community Police Academy is a 12 week course for citizens that take them through different aspects of the police department. The first class starts in two weeks. The precinct is going to be rearranged to make room for exercise equipment.



Magna Financial Report

Dave Sanderson, Finance Manager, reviewed the Magna Metro Township Financial Report. Building permit revenue is at \$1.1 million right now and will probably be closer to \$1.4 million by the end of the year. He included information on CARES and ARPA funding in the report.

Council Member Hull stated she would like to see a monthly financial report for the Community that Cares Coalition.



Community Stakeholder Reports

Magna in Motion

Kari Duckworth stated a \$1000 grant was received to purchase signs to notify the community of events. She is waiting for a call from Ryan Perry, Rio Tinto, to discuss where the signs will be placed. There will be approximately five or six signs. A person from Salt Lake Parks and Recreation will help create the signs and install them. It is looking into spending some funds to purchase swag to be given out.

She has announced that she will be stepping down as Chair for Magna in Motion to focus on the 4th of July committee.



4th of July

Kari Duckworth stated the committee will review survey responses and discuss ways to get more community volunteers.



Magna Chamber of Commerce

DATE TUESDAY AUGUST 23, 2022

Fonda Oliphant stated the next luncheon will be on September 15, 2022. Laureen Oliphant will present information on business branding. October 29, 2022, the chamber would like to host a trick-or-treat event on Magna Main Street.

Pleasant Green Cemetery

Sharon Nicholes stated she is on the list to be notified of any road work that is being done near the cemetery. Over the last 11 months, there have been 143 plots sold, 34 burials, and 55 headstone placements. There are problems with individuals altering the plots, like adding fencing. She has educated those individuals and then reviews the policies with new owners. Unified Police Department notified her that the lock was taken off the gate and since Magna Water also needs to access the property, it replaced the lock. The lock on the shed was also replaced because it was being opened by someone. Council Member Pierce asked about the cemetery historical records and how to get those in the possession of the cemetery. Mayor Peay and herself have tried contacting the Bertoch family by phone and in person and have been unsuccessful.

Council Member Pierce stated if they are unable to be contacted then a certified letter from the attorney needs to be sent. The records are good historically but are also important for burials and plot purchases.

Ms. Nicholes stated she would like the burial information and deeds.

Council Member Barney stated he does not believe the financial records are as important as the plot and deed information. He is familiar with the Bertoch family and will contact them to see what information he can get.

Code Enforcement

RJ Mauldin, Code Enforcement Officer, Greater Salt Lake Municipal Services District (MSD), stated there are 55 open cases and since the last meeting, he has closed 76 cases.

Council Member Barney asked if there is a theme between cases.

Mr. Mauldin stated the biggest issue are vehicles parked on the front lawns. The Greater Salt Lake Municipal Services District (MSD) created a pamphlet showing what the top eight offenses are and are available to the public.

Council Member Hull asked if the MSD could mail the pamphlet to residents.

Mr. Mauldin stated he will check to see if it is a possibility.

Mayor Peay stated when residents are issued a citation for a violation they are fined. He recommended changing the fines to double each time there is a repeat offense. This could potentially help incentivize people to maintain its property.

Council Member Barney, seconded by Council Member Hull, moved to approve the minutes of the Magna Metro Township Council meetings held on July 12, 2022, which include the regular Public Meeting and Budget Workshop. The motion passed unanimously.

Paul Ashton stated Rachel Anderson, Unified Fire Service Area (UFSA), sent a Letter of Guarantee to the Magna Metro Township Council to guarantee payment for improvements made. UFSA can put the funds into a Public Treasurer's Investment Fund (PTIF). Once the letter is approved, the MSD can begin issuing permits.

Council Member Barney, seconded by Council Member Pierce, moved to defer approval, until further research can be done. The motion failed 2 to 2, showing that Council Members Hull and Peay voted in opposition and Council Member Prokopis abstained.

Council Member Hull, seconded by Council Member Prokopis, moved to approve Resolution No. 22-08-01, subject to placing the funds in a PTIF. Council Member Prokopis declared a conflict as he works for Unified Fire Authority. A roll call vote was taken, showing the vote to be Council Member Barney “Nay,” Council Member Hull “Aye,” Council Member Prokopis “Aye,” Council Member Pierce “Nay,” and Mayor Peay “Aye.” The motion passed 3 to 2.

A RESOLUTION OF THE MAGNA METRO TOWNSHIP APPROVING THE
UNIFIED FIRE SERVICE AREA LETTER OF GUARANTEE FOR STATION 102,
LOCATED AT 8609 WEST MAGNA MAIN STREET, MAGNA, UTAH

WHEREAS, the Magna Metro Township ("Magna") is a Municipality pursuant to Utah Code §§ 10-2a-401 et seq.

WHEREAS, the Unified Fire Service Area (“UFSA”), is a political subdivision of the State of Utah; and

DATE TUESDAY AUGUST 23, 2022

Magna Dog Park

Council Member Hull stated a dog park has been in the works in Magna. During a cleanup day in the spring, a Salt Lake County Parks and Recreation (Parks and Recreation) employee stated that it may be interested in dog parks. As a service project Dominion Energy cleaned up an area, supplied benches, dog bags, and other things. She obtained a grant for \$4,000 for fencing; however, it will not be enough to fence the entire area for a dog park. The park in its current state is not suitable for small dogs and the ground needs to be remediated. If Parks and Recreation is interested in developing dog parks, would it be able to help Magna?

Patrick Leary, Associate Division Director, Salt Lake County Parks and Recreation, stated Parks and Recreation does not currently have dog parks but is interested in developing those types of parks. An additional full-time equivalent (FTE) employee would need to be hired to run a dog park. Parks and Recreation would be glad to move onto the next steps to complete this park; however, it does not have funds in its operating budget to fund the project.

Council Member Hull stated there is a smaller area that is being worked on and then the larger area could be expanded into.

Mr. Leary asked what the next steps are. Would the Council like Parks and Recreation to assign a planner to the project to develop a long and short term plan. Is the Council interested in completing this over the next year or 18 months?

Council Member Barney asked if the property has an arrangement made where someone else owns it, but the Metro Township maintains it.

Mayor Peay stated the land was given to the Metro Township.

Council Member Barney stated the Metro Township had to pay something.

Paul Ashton stated the Metro Township paid \$1.00.

Council Member Barney stated the triangle is part of a larger parcel. Was there a subdivision done and did the Metro Township pay for that or is the Metro Township responsible for paying for a survey and the subdivision.

Council Member Hull stated she would like someone to evaluate the dog park and create a plan. The grant funds need to be used by December.

Council Member Pierce stated Parks and Recreation is not the only resource available to the Council. Salt Lake County Animal Services are willing to discuss the dos and don'ts for dog parks.

Council Member Barney stated he does not want to move forward with the project plan or expenditure of money until ownership of the property is confirmed.

DATE TUESDAY AUGUST 23, 2022

Mr. Ashton stated there needs to be confirmation that the property records are up to date, correct, and recorded.

Council Member Barney stated he has concerns about if the property has been subdivided. A survey needs to be completed, the property needs to be subdivided, and then recorded. Who is responsible for completing that.

Council Member Hull suggested reaching out to Mr. Leary after the details of the property are sorted out.

Mr. Leary stated he is willing to help and can also work with Salt Lake County Animal Services to get best practices, ideas, and signage.

Council Member Prokopis stated based on the value of the property, even if the Metro Township must fund a survey and subdivision, it will still be ahead.

Mr. Ashton stated he will look into the specifics of the property further and reach out to Kennecott if needed.

Council Member Pierce stated if Mr. Leary is brought into the project, she would like to be part of the conversation on what the vision of the park should be.

Magna In Motion Mass Mailer

Council Member Hull stated she would like to send a mailer out to the community. It would be an 8 ½ X 11 double-sided mailer with community information. The cost will be approximately \$5,000 and is currently budgeted for. She is looking for additional content to be include.

Council Member Barney stated a mailer is the most expensive option. The mailer needs to be maximized for what it is; however, if too much information goes into it, it will become overwhelming.

Council Member Hull stated a designer will design the mailer and include information on the cemetery, Magna in Motion, 4th of July, Magna Metro Township Council, and Magna Community that Cares.

Council Member Barney stated instead of sending information out as it comes up; create a plan that will address when information is sent from the Council to residents.

Council Member Barney, seconded by Council Member Prokopis, moved to delay sending a mailer until a clear plan and vision on communicating with the community is developed. The motion passed unanimously.

Resolution No. 22-08-03 – Magna Metro Township Emergency Communications Plan

Paul Ashton stated the Legislature adopted House Bill 96 in 2021 that requires

Council Member Pierce stated she has issues with both the appointment of an

The Emergency Communications Plan does not designate what the Council will do in

Council Member Hull stated during the 2020 earthquake, the Council could not

Council Member Pierce stated she would like to table the appointment of an

Council Member Prokopis stated he was under the impression that Council

Council Member Pierce stated House Bill 96 states specifically what the

DATE TUESDAY AUGUST 23, 2022

Council Member Pierce, seconded by Council Member Barney, moved to table the designation of an emergency manager and adoption of the Emergency Communications Plan.

Council Member Prokopis stated he wants Mr. Woodward to attend the meeting when these items are discussed again.

Council Member Pierce, seconded by Council Member Barney, moved to table the designation of an emergency manager and adoption of the Emergency Communications Plan. Council Member Hull added a friendly amendment to include James Woodward attending the meeting when these items are discussed. The motion passed unanimously.



Council Reports

*Animal Services Advisory Committee
Magna Mosquito Abatement District*

Council Member Pierce stated she does not have meetings until the first of next month.

Unified Fire Authority (UFA) / Unified Fire Service Area (UFSA)

Council Member Hull stated the Board finalized the budget. The Standards of Cover report for Magna Metro Township was finished. Council Member Prokopis, Mayor Peay, Chief Dominic Burchett, and herself will review the document and then present it to the Council.

Greater Salt Lake Municipal Services District (MSD)

Mayor Peay stated the Board received an update on the revenue bonds and discussed training with the Utah Local Government Trust.

Unified Police Department (UPD) / Salt Lake Valley Law Enforcement Service Area (SLVLESA)

Council Member Prokopis stated Phil Cardenaz, White City Metro Township, is the newest board member. The Board decided to forgo truth and taxation, there will not be a tax increase. There are other options available to raise funds and with new projections, there is enough funding through 2025.

DATE TUESDAY AUGUST 23, 2022

Wasatch Front Waste and Recycling District (WFWRD)

Council Member Barney stated the Board will be looking at a fee increase in 2023. The biggest impact to the budget is fuel costs, maintenance and replacing equipment and purchasing new garbage trucks. The Board approved differential pay for someone that is assuming another role for more than 45 days but less than 6 months.

Other Business

Council Member Barney expressed his concerns regarding his request for reconsideration of the purchase and installation of the audio/visual equipment until a lease agreement with the Webster Center was finalized. The Council, attorney, nor the administrator responded to an email request he sent in June. In addition, he sent an email on Monday to Rori Andreason to put the issue on the agenda; however, his request was not fulfilled. He has concerns about the responsiveness of the Ms. Andreason.

Council Member Hull stated the Webster Center asked the Council to provide them dates that the Council will need the facility and that has not been done. Part of the problem is determining what dates other groups will need the building. Groups like Magna United meets once a month but they have 5 – 6 working groups that may also want to meet at the Webster Center. She is trying to accommodate meeting needs for everyone.

Council Member Prokopis stated Ms. Andreason informed the Council that she has difficulty attending meeting in August and the Council agreed that it was okay. She is a part-time employee and failed to respond but he does not think she dismissed Council Member Barney's request. She asked it to be put on the next meeting so that she could be here for the discussion. She oversaw the completion of the project and wanted to be here to answer any questions or concerns the Council had.

Mayor Peay stated he is speaking as part of the Webster Center. The Council has been meeting here for 5 -6 years and has not had a problem scheduling a meeting. The top priority is the Magna Metro Township Council. He has always tried to make sure any meetings that need to be held are accommodated, sometimes he has had to move meetings from one room to another, but he has always made it work.

Paul Ashton addressed Council Member Barney's concerns. He has drafted a lease agreement that he thinks will work; however, he is waiting for meeting dates to finalize it.

Council Member Pierce stated she agrees that a lease agreement needs to be finalized. If meeting dates cannot be determined for the various groups, language can be drafted that allows certain groups to use the facility under the Councils name with some of the dates to be determined. There needs to be a timeline for when the lease comes back before the Council for review. A couple of months ago the Council asked Brint Peel to be here on behalf of the



MAGNA COUNCIL MEETING

09/27/2022

AGENDA

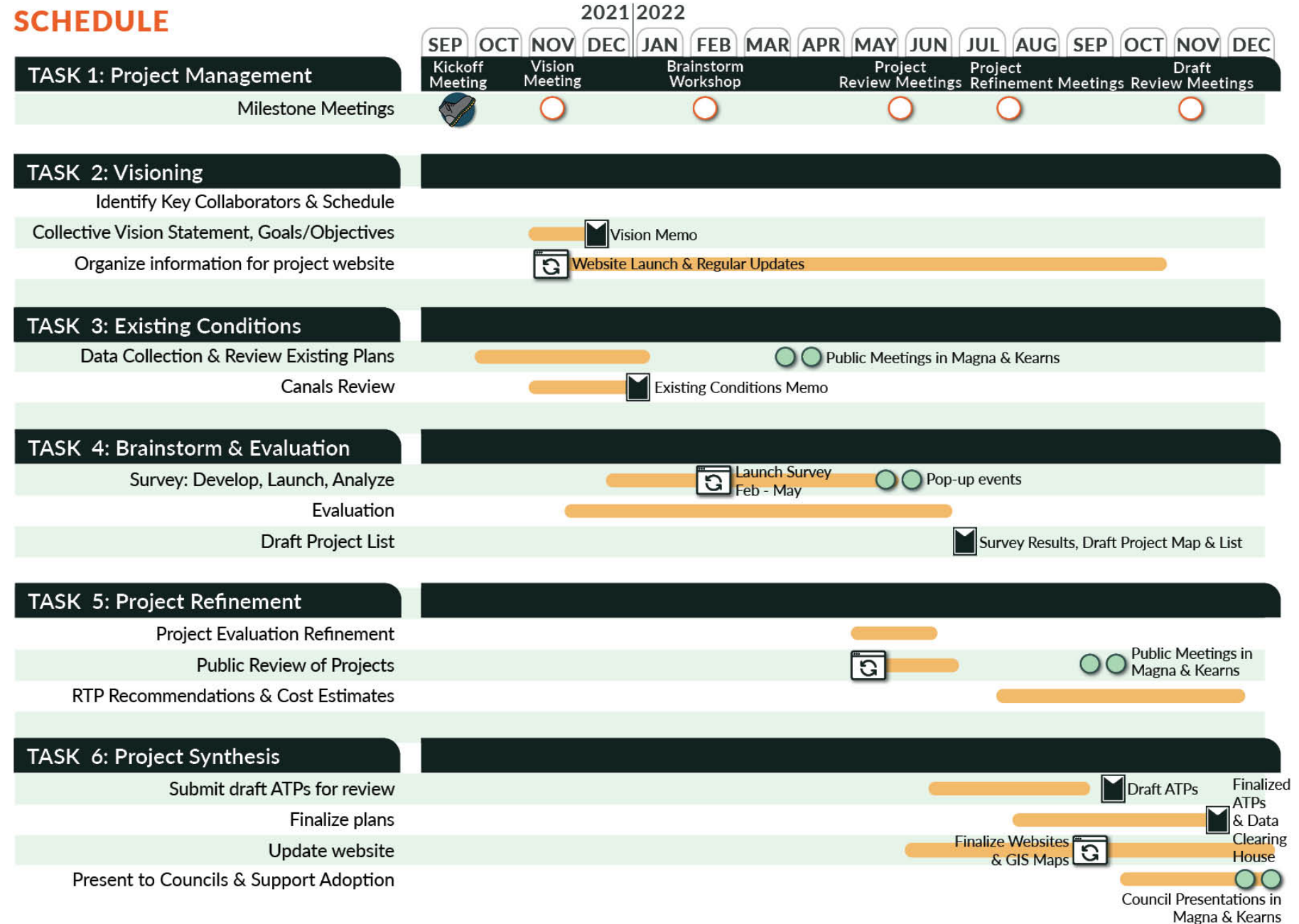
- Planning Process/Tasks
- Background/Existing Conditions
- Next Steps



SCHEDULE

KEARNS MAGNA | ACTIVE TRANSPORTATION PLAN

SCHEDULE



- ✓ • Visioning
- ✓ • Existing Conditions
- ✓ • Brainstorm and Evaluation
- • Project Refinement
 - Public Meetings
- Project Synthesis



TASKS



VISIONING

VISION

Connecting destinations with
accessible infrastructure for all ages
and abilities.

GOALS

ENCOURAGE HEALTHY LIFESTYLES

Provide access to a non-motorized transportation system that encourages healthy communities.



PLAN FOR COMFORT

Include amenities that increase comfort, safety, and a sense of place.



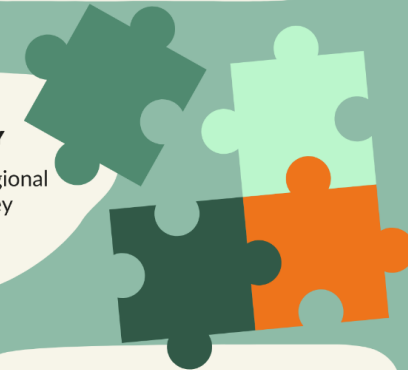
PROMOTE EQUITY

Plan for all ages and abilities and ensure connectivity to underserved neighborhoods.



ENHANCE CONNECTIVITY

Improve local and regional connections to key destinations.



CONNECT TO TRANSIT

Establish first and last-mile connections from active transportation systems to transit stops.



PAST WORK

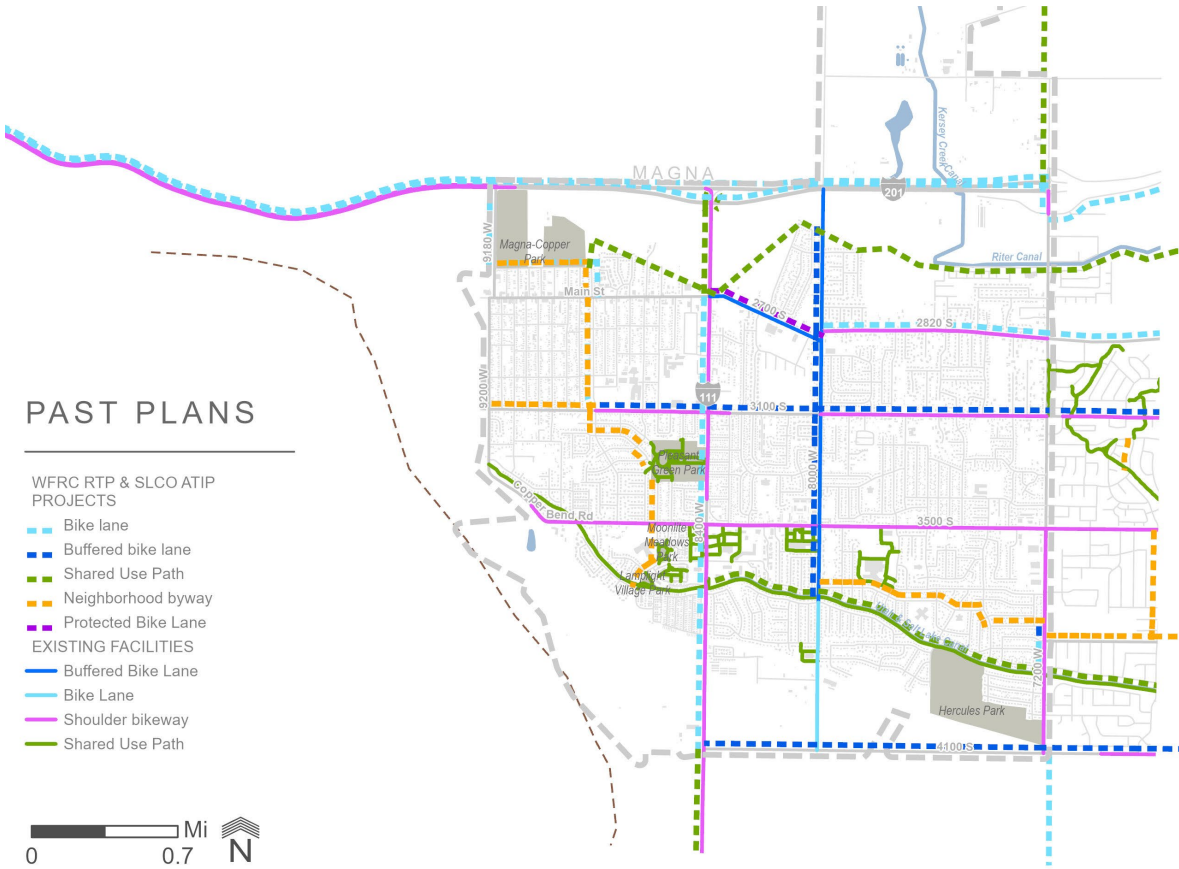
PAST PLANS

WFRC RTP & SLCO ATIP
PROJECTS

- Bike lane
- Buffered bike lane
- Shared Use Path
- Neighborhood byway
- Protected Bike Lane

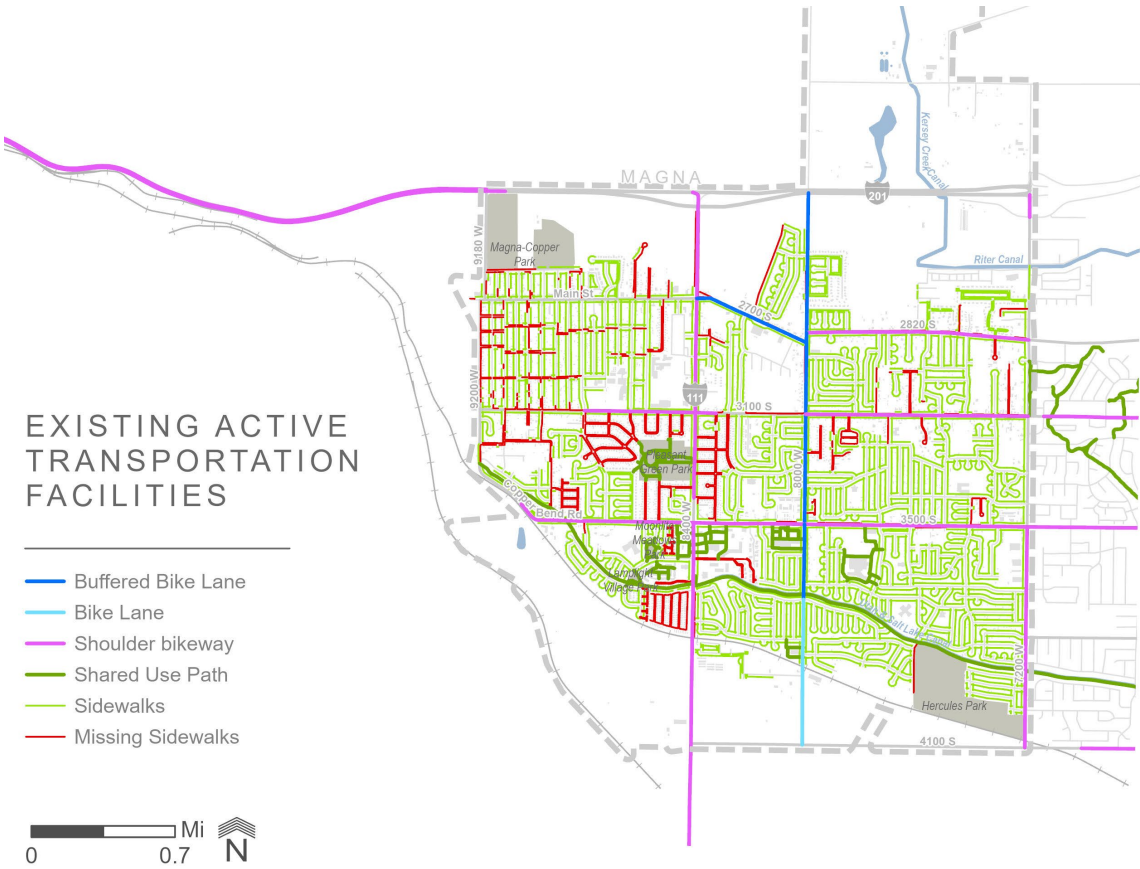
EXISTING FACILITIES

- Buffered Bike Lane
- Bike Lane
- Shoulder bikeway
- Shared Use Path



EXISTING ACTIVE TRANSPORTATION FACILITIES

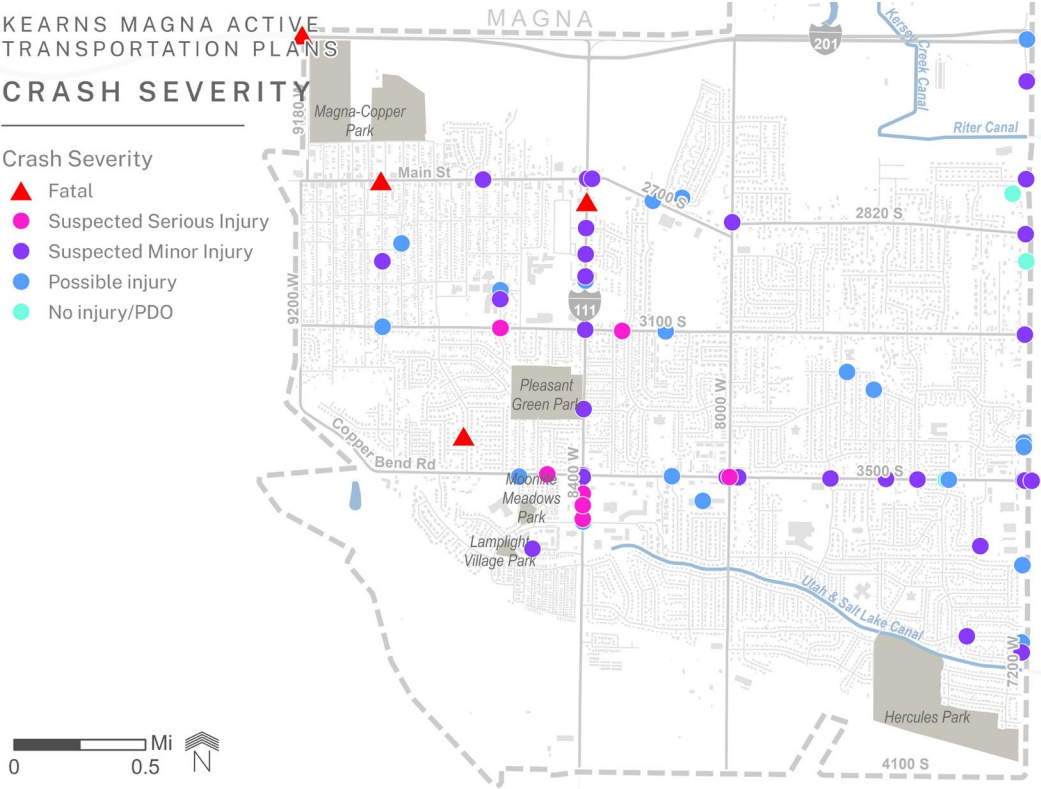
- Buffered Bike Lane
- Bike Lane
- Shoulder bikeway
- Shared Use Path
- Sidewalks
- Missing Sidewalks



EXISTING CONDITIONS

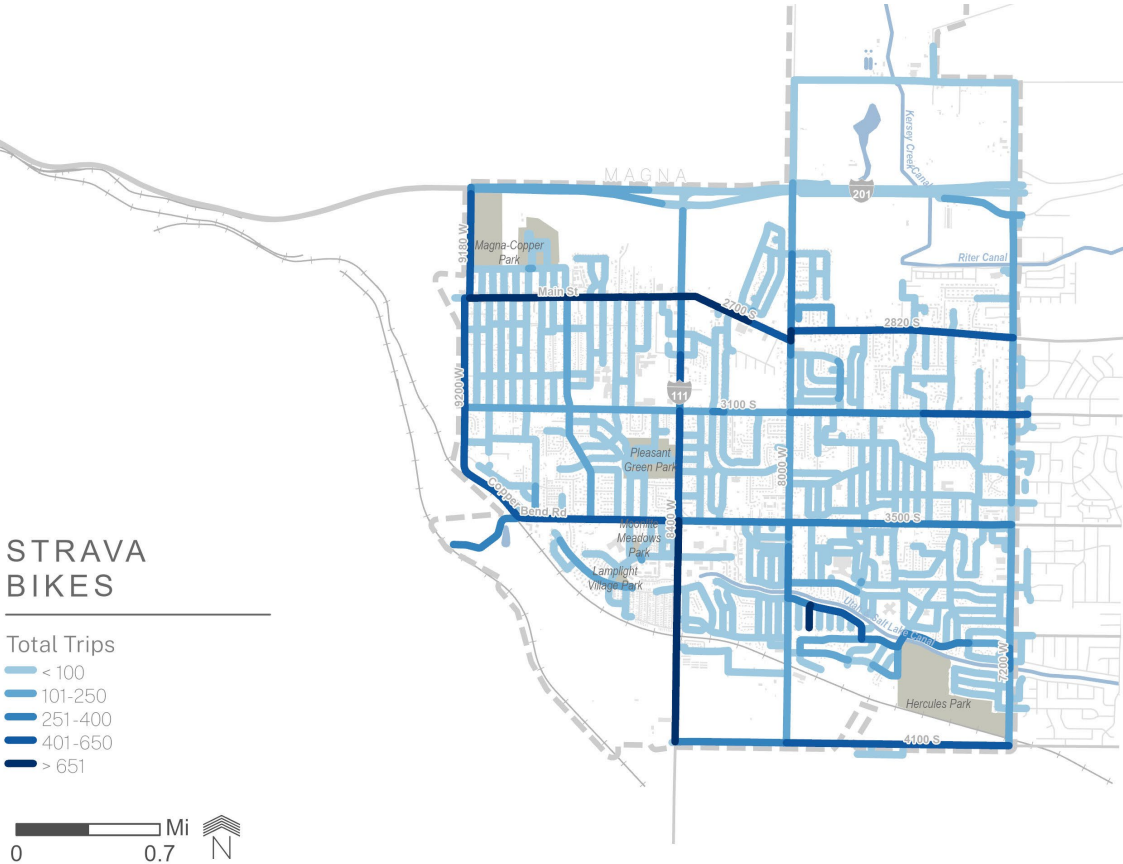
KEARNS MAGNA ACTIVE TRANSPORTATION PLANS CRASH SEVERITY

- Crash Severity
- Fatal
 - Suspected Serious Injury
 - Suspected Minor Injury
 - Possible injury
 - No injury/PDO



STRAVA BIKES

- Total Trips
- < 100
 - 101-250
 - 251-400
 - 401-650
 - > 651

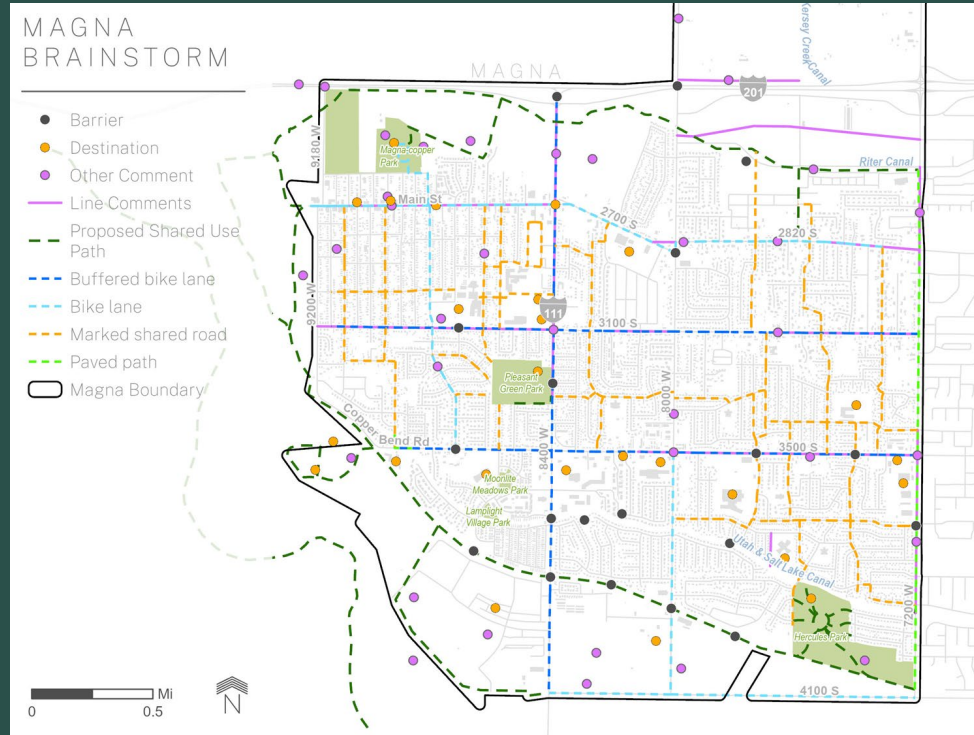


BRAINSTORM & EVALUATION

- Project Website
- Online Survey
- Public Meetings
- Pop-Up Events
- Stakeholder input



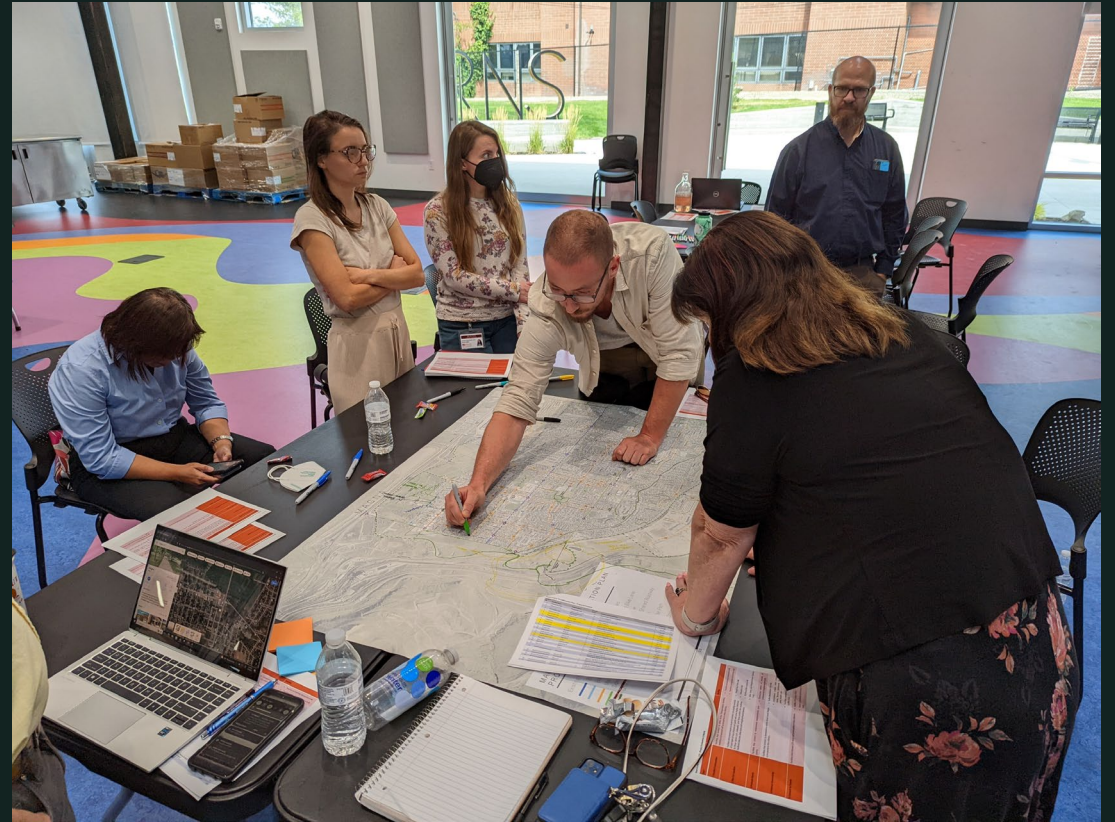
BRAINSTORM & EVALUATION



- 154 total points comments (200+ recommendations)
- 24 total line comments (28 recommendations)
- 500+ line segment recommendations
- 38 shared use path segments (64 recommendations)



PROJECT REFINEMENT



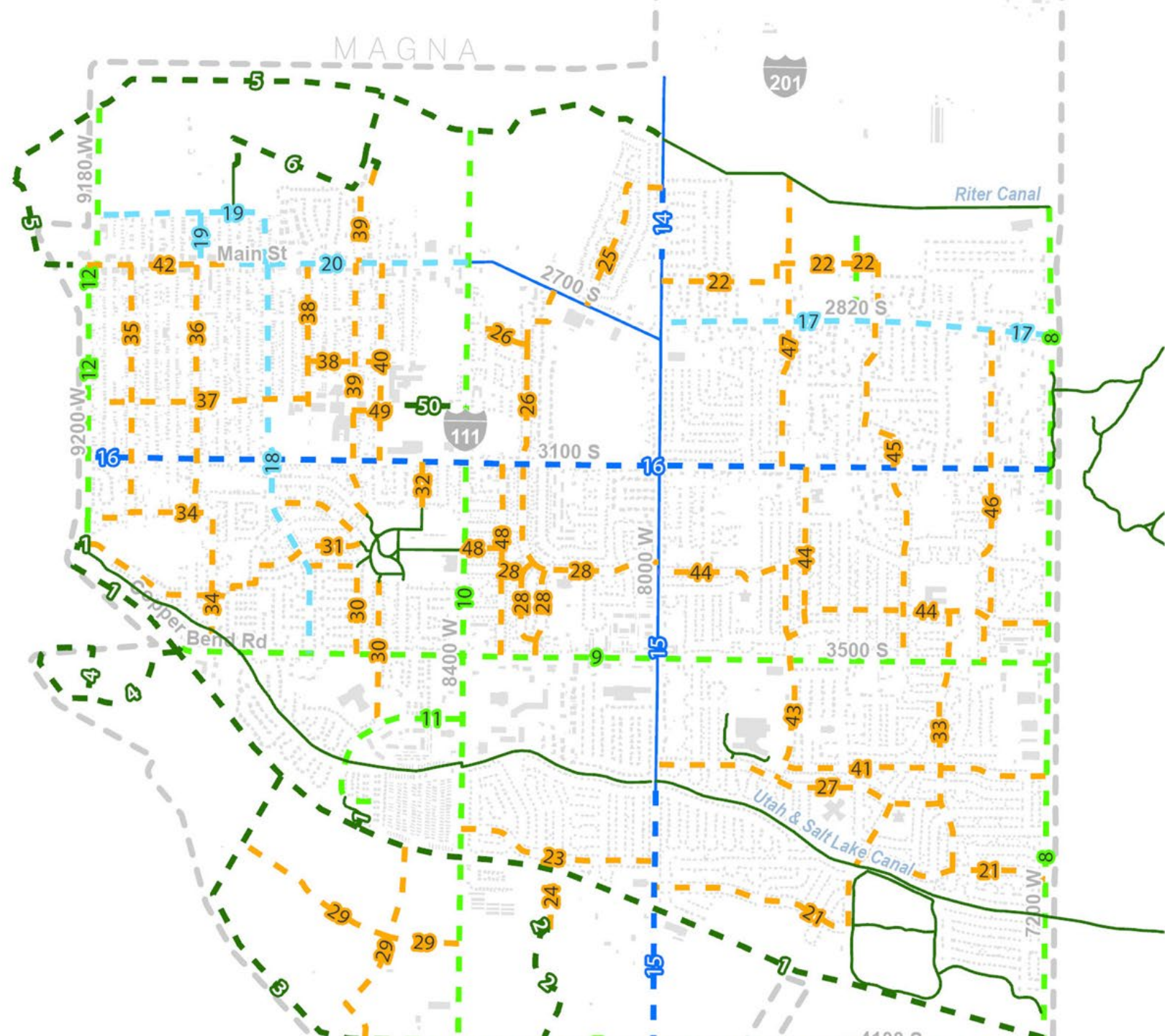
MAGNA ACTIVE TRANSPORTATION PLAN PROPOSED PROJECTS

Proposed Projects

- Buffered Bike Lane
- Bike Lane
- Marked Shared Road
- Paved Path
- Shared Use Path

Existing Facilities

- Buffered Bike Lane
- Bike Lane
- Marked Shared Road
- Paved Path
- Shared Use Path



UPCOMING PUBLIC MEETINGS

Kearns – Kearns Library – Monday October 3rd, 5-6:30 pm

Magna – Magna Library – Wednesday October 5th, 6-7:30 pm



NEXT STEPS

- Host Public Meetings
- Finalize Project Refinement
- Produce Final Reports/Plans
- Present to Council & Support Adoption





THANK YOU!



MAGNA METRO TOWNSHIP

RESOLUTION NO.: 22-09-03

DATE: September 27, 2022

A RESOLUTION OF THE MAGNA METRO TOWNSHIP COUNCIL APPROVING A CONTRACT BETWEEN MAGNA METRO TOWNSHIP AND N&W ENTERPRISES, LLC (NUNNY NICHOLLES) FOR PLEASANT GREEN CEMETERY CARETAKER SERVICES

WHEREAS, The Magna Metro Township ("Magna") is a Metro Township pursuant to Utah Code § 10-2a-401 et seq, and

WHEREAS, The Magna Metro Township Council ("Council") is a Metro Township Council pursuant to Utah Code §10-3b-504, with the Mayor acting as Chair of the Council pursuant to Utah Code §10-3b-503, and

WHEREAS, in March 2020, the Magna Metro Township purchases the Pleasant Green Cemetery; and

WHEREAS, the Magna Metro Township Council issued a Request for Proposal for Cemetery Caretaker services; and

WHEREAS, the Magna Metro Township Council retained the services of N&W Enterprises LLC (Nunny Nicholes) for Caretaker Services for the Pleasant Green Cemetery for a one year term with an option to renegotiate at the end of that period of time; and

WHEREAS, the Magna Metro Township Council and N&W Enterprises LLC (Nunny Nicholes) have renegotiated the terms of service based upon the prior year's performance; and

WHEREAS, the Magna Metro Township Council believes it is in the best interests of the community and cemetery to retain the services of N&W Enterprises LLC (Nunny Nicholes) for an additional three year term pursuant to the renegotiated agreement, attached hereto, marked Attachment "A" for Caretaker Services for the Pleasant Green Cemetery.

NOW THEREFOR BE IT RESOLVED by the Magna Metro Township Council, as follows:

1. The Council approves and adopts the attached contract for Pleasant Green Cemetery Caretaker services from N&W Enterprises LLC (Nunny Nicholes), marked Attachment

"A" to this resolution, for the benefit of Magna, and authorizes the Mayor to sign the same.

2. The Resolution shall take effect immediately.

APPROVED AND ADOPTED in Magna, Utah this 27th day of September 2022.

MAGNA METRO TOWNSHIP:

DAN W. PEAY, MAYOR

APPROVED AS TO FORM:

PAUL H. ASHTON
METRO TOWNSHIP ATTORNEY

ATTEST

SHERRIE SWENSEN
SALT LAKE COUNTY CLERK
METRO TOWNSHIP CLERK/RECORDER

VOTING BY COUNCIL:

MAYOR DAN PEAY voting _____

TRISH HULL voting _____

ERIC BARNEY voting _____

STEVE PROKOPIS voting _____

AUDREY PIERCE voting _____

ATTACHMENT “A”

MAGNA METRO TOWNSHIP CONTRACT NO. _____

2022 AGREEMENT BETWEEN

MAGNA METRO TOWNSHIP

And

N&W ENTERPRISES LLC

THIS AGREEMENT (the “Agreement”) is made and entered into as of the last date set forth on the signature page(s), whether signed in counterparts or otherwise, with an effective date of September 20th, 2022, by and between Magna Metro Township, a political subdivision of the State of Utah (the “Metro Township”), and N&W Enterprises LLC, Nunny Nicholes, located at 78112 West 2820 South, Magna, UT 84044 (the “Company”). The Metro Township and Company are sometimes referred to herein as the Parties.

NOW, THEREFORE, in exchange for valuable consideration, including without limitations, the mutual covenants, agreements, and representations contained in this Agreement, the receipt of which is acknowledged, Metro Township and Company, with the intent to be legally bound, covenant and agree as follows:

1. SERVICES.

Under the direction of the Mayor and Metro Township Council, and with the assistance of the Metro Township’s legal counsel and the Metro Township’s Municipal Administrator, the Company will undertake and perform the work needed on behalf of the Pleasant Green Cemetery to fulfill the Metro Township’s governance requirements, as more fully set forth in Attachment “A” attached hereto.

2. CONSIDERATION.

A. Monthly Rate. The Metro Township agrees to pay the Company for the administrative services for the Pleasant Green Cemetery described herein at the following rate:

-- \$4,742.00 per month.

B. Services. All costs associated with providing caretaker services for the Pleasant Green Cemetery will be billed as described in the attached fee schedule. The Company’s Representative will

consult the Metro Township Mayor prior to incurring any extraordinary costs in their performance under this Agreement. If performance under this Agreement requires Company to incur extraordinary costs, the parties will agree to the amount of those costs prior to their incurring the costs.

- C. Billing. The Company agrees to submit monthly a billing statement of all time spent on behalf of the Metro Township and costs incurred under this Agreement. The monthly billing will detail the date and nature of the services rendered. The Metro Township will pay the billing statement upon receipt of the statement from the Company.
- D. Annual Budget Limitation. For the purposes of Metro Township budgeting and fiscal control, the Company agrees that its billable administrative service costs shall not exceed **\$56,900** per calendar year. If, as a result of additional work needed, it becomes clear the budget threshold shall be exceeded, the Company shall notify the Metro Township of the situation and shall not perform such work until the situation is resolved. At the time of the notification the Metro Township may budget, or make available through budget transfers, additional funds for this Agreement, terminate the Agreement as provided below, or take such other action, as it deems appropriate.
- E. Annual Compensation Adjustment. The monthly rate and annual budget limitations shall be increased Two (2%) percent in years 2 and 3 of the term.

3. TERM.

This Agreement shall have a term of three (3) years, unless otherwise terminated as set forth below, with an option to renegotiate terms of the written agreement of both the Metro Township and Company.

4. INDEPENDENT CONTRACTOR, TAXES OTHER WORK.

The relationship of Metro Township and Company under this Agreement shall be that of an independent contractor status. Each party shall have the entire responsibility to discharge all of the obligations of an independent contractor under federal, state, and local law, including but not limited to, those obligations relating to employee supervision, benefits and wages; taxes; unemployment compensation and insurance; social security; worker's compensation; disability pensions and tax withholdings, including the filing of all returns and reports and the payment of all taxes, assessments and contributions and other sums required of an independent contractor. Nothing contained in this Agreement shall be construed to create the relationship between Metro Township and Company of

employer and employee, partner, or joint ventures. The parties agree that Company's obligations under this Agreement are solely to the Metro Township. This Agreement shall not confer any rights to third parties, including the MSD or County, unless otherwise agreed to by the parties.

5. INDEMNIFICATION.

Except to the extent paid in settlement from any applicable insurance policies, and to the extent permitted by applicable law, each Party agrees to indemnify and hold harmless the other Party, against any and all claims, losses, damages, liabilities, penalties, punitive damages, expenses, reasonable legal fees, and costs of any kind or amount whatsoever, which result from or arise out of any act or omission of the indemnifying party that occurs in connection with this Agreement. This indemnification will survive the termination of this Agreement.

6. INSURANCE.

The Company shall provide proof of liability insurance coverage in the amount of One Million (\$1,000,000.00) dollars naming the Municipality as an additional insurer. Certificate of Insurance is to be updated throughout the term of the Agreement and that copies are forwarded to the Municipality upon renewal.

7. COMPLIANCE WITH LAWS AND ACTS

The Company shall comply with all Federal, State and Municipal Laws, statutes, regulation, and bylaws, relevant to the contract including but not limited to:

- The Occupational Health and Safety Act
- Workplace Safety and Insurance Act
- Governmental Records Access and Management Act (GRAMA)
- Municipal Conflict of Interest

8. WORKERS' COMPENSATION

The Company will provide proof of Workers Compensation Insurance (Workers Comp) coverage prior to work commencing in the form of a current and valid clearance certificate.

9. OCCUPATIONAL HEALTH AND SAFETY

The Company will ensure that all applicable health and safety laws and regulation are adhered to during the performance of the contract.

10. ACCESSIBILITY COMPLIANCE WITH THE AMERICANS WITH DISABILITIES

ACT:

In deciding to purchase goods or services through the procurement process for the use of itself, its employees or the public, the council of every municipality shall have regard to the accessibility for persons with disabilities to the goods or services.

In addition, the Company and his/her employees must have the applicable training with regards to applicable ADA Standards. Training must be completed prior to commencement of the agreement.

11. ASSIGNMENTS

No portion of the work under the award may be subcontracted without the authorization of the Municipality.

12. FUNERAL, BURIAL AND CREMATION SERVICES

The Company is responsible to complying with Utah Code Ann. Title 8 - CEMETERIES.

13. RESPONSIBILITY FOR EQUIPMENT AND DAMAGE

The Company will be held responsible for all damage which may occur to equipment used in the performance of the work and services required hereunder due to the faulty operation or usage on the part of himself or his employee.

The Company will also be held responsible for any damage caused to Municipal Lands or its contents where such damage may be attributed to the use of equipment or materials of any kind by the contractor or his/her employees. All such damage shall be made good by new materials as required, to match existing work in kind, quality, and workmanship.

The Company shall provide and maintain adequate and suitable means to save the Municipal Lands and its contents from injury, dust, and defacement during the progress of the Contractor's work by means of approved protection where necessary or directed by the Municipality.

The Company shall be responsible for promptly reporting to the Municipality any damage caused by his/her employees to turf, trees, equipment, buildings, or headstones/monuments located on the Municipal lands.

14. RESPONSIBILITY FOR THE CONTRACTOR'S EMPLOYEES

The Company shall insure that their employees are dressed in accordance with Workplace Health & Safety regulations while performing work on Municipal Lands, and further that the employees are dressed in an appropriate manner while working in a public atmosphere.

15. NON-FUNDING CLAUSE.

Metro Township shall pay for the services provided by the Company under this Agreement, starting on the effective date of the Agreement. This Agreement shall create no obligation on the Metro Township as to succeeding fiscal years and shall terminate and become null and void on the last day of the fiscal year for which funds were budgeted and appropriated, except as to those portions of payments agreed upon for which funds were appropriated and budgeted. Said termination shall not be construed as a breach of this Agreement or any event of default under this Agreement and said termination shall be without penalty, whatsoever, and no right of action for damages or other relief shall accrue to the benefit of the Company, its successors, or its assigns, as to this Agreement, or any portion thereof, which may terminate and become null and void. If Metro Township does not appropriate funds for a succeeding fiscal year to fund performance under this Agreement, the Metro Township shall promptly notify Company of said non-funding and the termination of this Agreement, and in no event, later than 30 days prior to the expiration of the fiscal year for which funds were appropriated.

16. AGENCY.

No agent, employee or servant of the Company or Metro Township is or shall be deemed to be an employee, agent, or servant of the other party. None of the benefits provided by each party to its employees, including but not limited to worker's compensation insurance, health insurance and unemployment insurance, are available to the employees, agents, or servants of the other party. The Company and Metro Township shall each be solely and entirely responsible for its acts and for the acts of its agents, employees, and servants during the performance of this Agreement. Company and Metro Township shall each make all commercially reasonable efforts to inform all persons with whom they are involved in connection with this Agreement to be aware that the Company is an independent contractor.

17. NO OFFICER OR EMPLOYEE INTEREST.

It is understood and agreed that no officer or employee of the Metro Township has or shall have any pecuniary interest, direct or indirect, in this Agreement or the proceeds resulting from the performance

of this Agreement. No officer or employee of the Company or any member of their family shall serve on any Metro Township board or committee or hold any such position which either by rule, practice, or action nominates, recommends, or supervises Company's operations, or authorizes funding or payments to the Company.

18. ETHICAL STANDARDS.

The Company represents that it has not: (a) provided an illegal gift or payoff to any Metro Township, officer or employee, or former Metro Township officer or employee, or to any relative or business entity of a Metro Township officer or employee, or relative or business entity of a former Metro Township officer or employee; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in State statute or Metro Township adopted Ethics Code Chapter 2.07; or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any Metro Township officer or employee or former Metro Township officer or employee to breach any of the ethical standards set forth in State statute or Metro Township ordinances.

19. CAMPAIGN CONTRIBUTIONS.

The Metro Township adopted campaign finance disclosure ordinance limits campaign contributions by contractors to Metro Township candidates. The Company acknowledges and understands those limitations on campaign contributions mean that any person, business, corporation, or other entity that enters into a contract or is engaged in a contract with the Metro Township is prohibited from making campaigning contributions in excess of \$100.00 to Metro Township candidates during the term of the contact and during a single election cycle as defined in the ordinance. The Company further acknowledges that violation of those provisions governing campaign contributions may result in criminal sanctions as well as termination of this Agreement.

20. PUBLIC FUNDS AND PUBLIC MONIES.

Definitions: "Public funds" and "public monies" mean monies, funds, and accounts, regardless of the source from which they are derived, that are owned, held, or administered by the state or any of its boards, commissions, institutions, departments, divisions, agencies, bureaus, laboratories, or other similar instrumentalities, or any county, city, school district, political subdivision, or other public body. The terms also include monies, funds or accounts that have been transferred by any of the

aforementioned public entities to a private contract provider for public programs or services. Said funds shall maintain the nature of "public funds" while in the Company's possession. The Company, as recipient of "public funds" and "public monies" pursuant to this and other contracts related hereto, expressly understands that he is obligated to receive, keep safe, transfer, disburse and use these "public funds" and "public monies" as authorized by law and this Agreement for the provision of services to the Metro Township. The Company understands that he may be criminally liable for misuse of public funds or monies. The Company expressly understands that Metro Township may monitor the expenditure of public funds by the Company. The Company expressly understands that Metro Township may withhold funds or require repayment of funds from the Company for contract noncompliance, failure to comply with directives regarding the use of public funds, or for misuse of public funds or monies.

21. TERMINATION.

- A. Termination for Default. Metro Township may terminate this Agreement for an "Event of Default" as defined, upon written notice from Metro Township to Company.
- B. Termination by Company for Default. The Company may terminate this Agreement for an Event of Default upon written notice from Attorney to Metro Township.
- C. Event of Default. As used in this Agreement, the term "Event of Default" means (a) a party fails to make any payment hereunder when the same becomes due and such failure continues for a period of thirty (30) days after written notice to the party failing to make such payment; (b) a party hereto fails to perform any of its material obligations and such failure continues for a period of thirty (30) days after written notice to such defaulting party; or (c) any material representation or warranty of a party contained in this Agreement proves to be untrue or incorrect in any material respect when made.
- D. Force Majeure. Neither party shall be liable for a failure to perform any excess costs if the failure to perform arises from causes beyond the control and without the fault or negligence of that party, e.g., acts of God, fires, floods, strikes, or unusually severe weather. If such condition continues for a period in excess of 60 days, Company or Metro Township shall have the right to terminate this Agreement without liability or penalty effective upon written notice to the other party.
- E. No Limitation of Rights. The rights and remedies of the Parties hereto are in addition to any other rights and remedies provided by law or under this Agreement. The Parties agree that the waiver of any breach of this Agreement by either party shall in no event constitute a waiver as to any future breach.

F. Termination for Convenience. Metro Township reserves the right to terminate this Agreement, in whole or in part, at any time during the Term or any Additional Terms whenever Metro Township determines, in its sole discretion that it is in the Metro Township's interest to do so. If Metro Township elects to exercise this right, Metro Township shall provide written notice to the Company at least thirty (30) days prior to the date of termination for convenience. Upon such termination, Company shall be paid for all services up to the date of termination. Company agrees that the Metro Township's termination for convenience will not be deemed a termination for default nor will it entitle Company to any rights or remedies provided by law or this Agreement for breach of contract by the Metro Township or any other claim or cause of action.

The Parties agree that the waiver of any breach of this Agreement by either party shall in no event constitute a waiver as to any future breach.

22. COMPLIANCE WITH LAWS.

Each party agrees to comply with all federal, state, and local laws, rules, and regulations in the performance of its duties and obligations under this Agreement. Any violation by Company of applicable law, rule, or regulation, shall constitute an event of default under this Agreement and Company shall be liable for and hold the Metro Township harmless and defend the Metro Township from and against any and all liability arising out of or connected with the violation, to include all attorney fees and costs incurred by the Metro Township as a result of the violation.

23. NON-DISCRIMINATION.

Company, and all persons acting on its behalf, agree that they shall comply with all federal, state and County laws, rules ordinance and regulations governing discrimination and they shall not discriminate in the engagement or employment of any professional person, or any other person qualified to perform the services required under this Agreement.

24. LABOR REGULATIONS AND REOUIREMENTS.

The Company agrees to comply with all applicable provisions of Title 34 of the Utah Code, and with all applicable federal, state, and local labor laws. The Company shall indemnify and hold the Metro Township harmless from and against any and all claims for liability arising out of any violation of this paragraph or the laws referenced by Company, its agents, or employees.

25.

26. CONFIDENTIALITY.

Company shall hold all information provided to it by Metro Township for the purposes of performance of this Agreement, whether provided in written or other form, in strict confidence, shall make no use thereof other than for its representation of the Metro Township under this Agreement, and shall not release any of said information to any third party, who is not involved in the performance of services under the Agreement, or to any representative of the news media without prior written consent of Metro Township.

27. GOVERNMENT RECORDS ACCESS MANAGEMENT ACT.

Company acknowledges that Metro Township is a governmental entity subject to the Utah Government Records Access Management Act ("GRAMA"), Utah Code Ann. §§ 63G-2-101, et seq. As a result, Metro Township is required to disclose certain information and materials to the public, upon request. The Company agrees to timely refer all requests for documents, materials and data in its possession relating to this Agreement and its performance to the Mayor of the Metro Township with notice also being provided to legal counsel for the township, if any.

28. INTERPRETATION.

Metro Township and Company agree that where possible, each provision of this Agreement shall be interpreted in such a manner as to be consistent and valid under applicable law; but if any provision of this Agreement shall be invalid, prohibited, or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or prohibition, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

29. ASSIGNMENT.

Company shall not assign or transfer its duties of performance nor its rights to compensation under this Agreement, without the prior written approval of Metro Township.

30. SUBCONTRACTING.

Company agrees that it shall not subcontract to provide any of the services under this, Agreement or execute performance of its obligations under this Agreement without prior expressed and written consent of Metro Township.

31. NOTICES.

All notices to be given under this Agreement shall be made in writing and shall be deemed given upon personal delivery, upon the next business day immediately following the day sent if sent by overnight express carrier, or upon the third business day following the day sent if sent postage prepaid by certified or registered mail, return receipt requested, to the Parties at the following addresses (or to such other address or addresses as shall be specified in any notice given):

Metro Township:	Dan W. Peay, Mayor Magna Metro Township 8952 West Magna Main Street Magna, UT 84044
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Company:	Nunny Nicholes N&W Enterprises LLC 7811 West 2820 South Magna, UT 84044
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32. TIME.

The Parties stipulate that time is of the essence in the performance of this Agreement. The time set forth for performance in this Agreement shall be strictly followed and any default in performance according to the times required may be a default of this Agreement and be a cause for termination of this Agreement and pursuit of any remedy allowed by this Agreement and by law.

33. ENTIRE AGREEMENT.

Metro Township and Company acknowledge and agree that this Agreement constitutes the entire integrated understanding between the parties, and that there are no other terms, conditions, representations or understanding, whether written or oral, concerning the rights and obligations of the Parties to this Agreement except as set forth in this Agreement, and any prior agreements, representations or understandings by and between the parties from the effective date of this Agreement shall be null and void. This Agreement may not be enlarged, modified, or altered, except in writing, signed by the Parties.

34. GOVERNING LAW.

It is understood and agreed by the Parties hereto that the laws of the State of Utah and the Ordinances of Metro Township, both as to interpretation and performance, shall govern this Agreement. All actions, including but not limited to court proceedings, administrative proceedings, arbitration, and mediation

proceedings, shall be commenced, maintained, adjudicated and resolved within the jurisdiction of the State of Utah.

35. DISPUTES.

Disputes. Any controversy, claim or dispute in the course and scope of this Agreement or its breach, termination, enforcement, interpretation, or validity, including the determination of the scope or applicability of this agreement to arbitrate, shall be determined by binding arbitration in Salt Lake City, Utah, before a sole arbitrator. "Disputes" shall include, without limitation, those involving fees, costs, billing, claims of negligence, and breach of ethical or fiduciary duties. The American Arbitration Association (AAA) shall administer the arbitration pursuant to its Commercial Arbitration Rules and Supplementary Procedures for Large, Complex Disputes. The arbitration proceedings and record will be confidential and closed to the public. The arbitrator must be a member in good standing of the Utah State Bar. The arbitrator shall, in the Award, allocate all of the costs of the arbitration, including the fees of the arbitrator and the reasonable attorney's fees of the prevailing party, against the party who did not prevail. Judgment on the Award may be entered in any court having jurisdiction.

36. COUNTERPARTS.

This Agreement may be executed in several counterparts, and all so executed shall constitute one agreement binding on all the Parties, notwithstanding that each of the Parties are not signatory to the original or the same counterpart. Further, executed copies of this Agreement delivered by facsimile or scanned e-mail shall be deemed an original signed copy of this Agreement.

AGREED TO BY THE MAGNA METRO TOWNSHIP COUNCIL ON THIS 28TH DAY OF SEPTEMBER, 2021.

FOR THE MAGNA METRO TOWNSHIP

DAN W. PEAY, MAYOR

Attest:

METRO TOWNSHIP CLERK/RECORDER

APPROVED AS TO FORM:

METRO TOWNSHIP ATTORNEY

AGREED BY COMPANY:

DATE: _____ SIGNATURE: _____

ATTACHMENT “A” – SCOPE OF WORK

SCOPE OF WORK – PLEASANT GREEN CEMETERY CARETAKER SERVICES

MAGNA METRO TOWNSHIP

PRIMARY RESPONSIBILITIES

Burials

To be responsible for managing all aspects of opening and closing burial sites, installation of corner markers, cremation plaques, consulting with municipal staff and or funeral service provider and scheduling installation of monuments with monument dealers.

The Company is responsible for all burial preparation. The Company is responsible for identifying the location and excavating the ground to the appropriate size and depth for full casket and urn burials. The Company will operate a tractor, backhoe and/or shovel to quickly remove large amounts of dirt and rock and will also control the equipment used to carefully place caskets or cremation urns into their graves. After the casket/urn has been put in place and the service has concluded, the plot is filled, ground is mounded to allow for settling and compaction.

The Company requires 48 hours-notice for Monday through Friday burials. Saturday burials have an additional cost of \$200 when done before noon. Burials between 2 p.m. and 4 p.m. on Saturday have an additional cost of \$400. Notice of a Saturday burial must be received by 10 a.m. the Wednesday prior to the date of burial. No Sunday burial service.

Duties:

- Arranges grave opening and closing/restoration. Prepares grave sites for opening and closing as required and with the use of a shovel to prepare cremation burials.
 - Opening means: digging a hole which is 5’x48”x6’ for adult. 3’x48”x24” for cremation.
 - Closing means: covering a hole and mounding with dirt approximately 12” high to accommodate the settling of the ground.
 - The Company will close a grave within 2.5 hours after the completion of burial services at the Cemetery.
 - Costs for burials:
 - Full adult burial \$550
 - Cremation burial \$500
 - Green Burial \$600
- Any existing headstone(s) that will interfere with the opening of the burial site must be removed within 24 hours prior to the dig, preferably by a Monument Company. All existing fences, plot additions that interferes with a dig, will need to be removed by the owners of the plat, 24 hours in advance of the dig.
 - Fee for moving headstones: \$100 resident; \$200 Non-resident

- Due to the inconsistency of accuracy with existing graves, the Company may need to open additional spots on the owners plots to accommodate the burial. Additional fees may apply and will be determined on a case-by-case basis.
- Provide winter burial services as necessary
- Marks off and verifies monument installations
- Shall install granite markers for cremation plots and corner markers for full plots
- Repair grounds surrounding monuments when required
- Supplies all loading and unloading material to prepare an opening and closing for a grave site
- Immediately following the interment and site cleanup
- Disposal of excess soil from interment openings must be placed in the designated areas
- Collects and distributes the proper paperwork following an interment (when necessary)
- Forwards all general inquiries from lot owners and the general public concerning regulations and site locations to the Municipal Offices
- Confirms plot space upon request
- Provides all necessary equipment to perform these duties
- Approval of any necessary expenses must be obtained prior to any purchases

Location:

Pleasant Green Cemetery
9200 W 3500 South
Magna, UT 84044

GROUNDS MAINTENANCE

To be responsible for managing all aspects of keeping the grounds of the Cemeteries clean, maintained, and attractive to enhance the sacred and suitable environment for visitors as a respectful and peaceful eternal place of rest.

The Company will supply and use lawnmowers, hedge trimmers, clippers, and other gardening tools on a regular basis, will supply and use lawnmowers, level ground around monuments, trim trees, rake leaves, remove debris, and tend to overall ground maintenance.

The Company will perform three (3) clean-ups at the Cemetery. Clean-ups will consist of mowing, cutting weeds, trash pickup, pruning or removal of dead trees and bushes that are not on a plot owner's space. The Company will preserve the natural habitat when possible. Dumpsters and any associated fees will be provided by the Municipality.

Duties:

- Collects and removes litter or trash from the cemetery grounds
- Ensures that each Cemetery's fences, gates, signage, and exterior of buildings are maintained.
- Perform functions such as lawn mowing, pruning trees and/or removal, leaf removal and trimming around all monuments assuring for timeliness and safety
- Cleanup of branches and other refuse

- Examines/evaluates cemetery plots and ground to determine what ground restoration tasks (e.g., filling dirt for sunken graves, etc.) are needed to ensure a safe and respectable cemetery environment. Any task beyond the ability of the groundskeeper to complete or resolve will be reported to the Municipal Offices
- Provides all necessary equipment to perform these duties
- No ground maintenance shall be conducted while an interment/service is underway.
- Report any complaints or requests for services to the Municipal Administrator

ADMINISTRATIVE RESPONSIBILITIES:

- Sell and record plot sales, issue deeds to owners using computer software and computers that are owned by the Municipality. Municipality will maintain current version of software.
- Arrange for burials with funeral homes and collect payment accordingly.
- Mark plots for burials, and plot areas for owners at a cost of \$50.00 each. Collecting payments as necessary based on fee schedule set by the Municipality.
- Arrange with monument companies for headstone placement, and mark spot accordingly at \$50 each. Facilitate the payment from the monument company for said markings based on fee schedule set by the Municipality.
- Record burials, using Municipality software and computers provided by the Municipality.
- Make suggestions to the Municipality of needed repairs, safety issues, improvements, and ways to communicate with plot owners, funeral directors, and/or monument companies.
- Supply monthly updates on services rendered at a Council meeting.
- Supply the State of Utah annually with a list of all burials.



Magna Metro Township

8952 W Magna Main St

Magna, UT 84044

Phone: (801) 834-2577

www.magnametrotownship.org

September 22, 2022

Magna Metro Township
8952 W. Magna Main St.
Magna, Utah 84044

Re: Letter of Justification -- Extension of N&W Enterprises, LLC (Nunny Nicholes) for Pleasant Green Cemetery Caretaker Services --Three (3) Years
Pursuant to Utah Code §63G-6a-1204 and 2021 Request for Proposal

Dear Members of the Magna Metro Township Council

As a result of the Council decision of September 13, 2022 to defer consideration of Resolution 22-09-03 to its September 27 Council Meeting, which Resolution would approve and adopt a proposed agreement by and between Magna and N&W Enterprises, LLC (Nunny Nicholes) for Pleasant Green Cemetery Caretaker Services, and out of desire to answer questions with regard to the procurement process for such agreement, I asked legal counsel to advise me of the rules and processes to be followed by Magna in procuring services, such as "caretaker services." He has done so and this letter is a consequence of the advice.

First, it is important to note that on January 9, 2018, Magna rejected the procurement rules of Salt Lake County found in Title 3 of the County's Code of Ordinances. Instead, Magna adopted "An Ordinance Creating Chapter 3.15 - Purchasing, Contracting and Procurement of the Magna Code of Ordinances, and Magna Policy #2 - Purchasing, Contracting, and Procurement to Establish Purchasing, Contracting and Procurement Processes for the Magna Metro Township." *See* Ordinance No. 18-01-01¹. (The Ordinance was subsequently amended in 2019 by Res. 19-09-01.)

Second, the Magna Ordinance adopted the State of Utah procurement code to the extent not in conflict with Magna Policy #2. That code provides greater flexibility with regard to awarding contracts for services, such as that provided by a cemetery caretaker. Specifically, Utah Code §63G-6a-1204 authorizes multiyear contracts resulting from an invitation for bids or request for proposals. The flexibility is important for smaller entities that rely on outside professionals to provide services instead on internal staff. Thus, a small city or special district may not be able to afford to hire a full-time engineer on staff, but at the same time desires to retain an engineer that has multiple years of institutional knowledge of the city or special district. The procurement code section also allows extensions of contracts beyond the statutory maximum of five years.

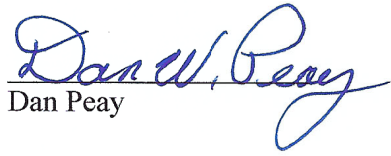
Applying the foregoing and acting as the Mayor and procurement official of Magna Metro Township, I find that "entering into a multiyear contract" for cemetery caretaker "is in the best interest of the procurement unit [Magna]. *See* Utah Code §63G-6a-1204(1)(a). In that regard, I find: (A) N&W Enterprises, LLC (Nunny Nicholes) (hereafter "N&W") was the only respondent to the Request for Proposal for Caretaker Services, RFP #2021-01, in July 2021, (B) negotiations by and between Magna and N&W following the close of the RFP process contemplated the parties would enter into a longer term agreement after the initial year, and (C) granting a three year contract to N&W satisfies the requirements of Utah Code §63G-6a-1204(2) inasmuch as the contract will ultimately Pleasant Green Cemetery (and therefore Magna) funds as it will result in a reduction of the administrative burden on staff (including the MSD) and will ensure "continuity of operation" at the cemetery. Finally, I find that a refusal to honor the negotiators' intent to

¹ Unfortunately, the change was not caught by MuniCode which still references the Code Ordinance. The change was early in the Metro Township's history and was missed. It is being corrected by staff. (Thank you Council Member Barney for catching the mistake in MuniCode.) Nonetheless, the Magna Ordinance controls.

enter into a longer-term arrangement for caretaker services will discourage participation of service providers to respond to future RFPs for such services. Utah Code §63G-6a-1204(2)(b)

A copy of this letter should be kept in the file with N&W's contract. Anyone interested in protesting this procurement may appeal to myself and the Magna Metro Township Council as specified in the Magna Ordinance and Utah Procurement Code.

Sincerely

A handwritten signature in blue ink that reads "Dan W. Peay". The signature is fluid and cursive, with the first name "Dan" and last name "Peay" clearly legible, and a middle initial "W." in the middle.

Dan Peay

cc: Paul Ashton, Attorney
Rori Andreason, Administrator



Greater Salt Lake Municipal Services District

Planning and Development Services

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File #: OAM2022-000688

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

Public Body: Magna Planning Commission

Meeting Date: September 27, 2022

Request: Consider adoption of the Magna Metro Township Moderate Income Housing Element

MSD Planner: Matthew Starley, **MSD Long Range Planner**

MSD Planning Staff Recommendation: Adopt Amendments to the Magna Metro Township Moderate Income Housing Element, with or without revisions as applicable

PROJECT DESCRIPTION

During the legislative session this year, the state approved HB 462, which made updates to SB34 (2019). *HB 462: Housing Affordability Amendments* has 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 Council for review and adoption. 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, the plan can be adopted with revisions, and staff will make those revisions as a part of the formal adoption of the housing plan amendment.

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. The Planning Commission held a public hearing for the community on the changes made to MIHP on September 6, 2022. The planning commission recommended adoption of the plan with amendments. The character of these amendments is cosmetic; the substance of the document remained unchanged. The version of the MIHP shared with the commission will be included with this staff report. The council will be updated with the amended version prior to the council meeting on the 27th of September as it become available.

GENERAL PLAN CONSIDERATIONS

The recently adopted General Plan was relied on heavily in the creation of the MIHP 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 associated with each strategy selected, 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. Additionally, language was adjusted on various action items to bring the content in line with 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, including the anticipated Kearns/Magna Active Transportation Plan.

The General Plan Work Program calls for the creation of several Special Area or District Plans for catalytic development sites though 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 municipality 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 rezone the will be filed with the MSD and then reviewed by the Magna Planning Commission and ultimately must be approved by the Magna Council following all applicable local and state standards. Decisions on rezone applications are legislative in nature.

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?

- The draft plan included with this staff report is the same draft that was sent to the Planning Commission and noticed publicly. Staff suggested cosmetic changes were in the works for a second draft, the Planning Commission recommended adoption with the suggested revisions.
 - 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.

Why are we not using some of the strategies that had been chosen previously?

- 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 first drafted, such as a good landlord program, while others needed to be updated to match state code language.
- The biggest change that has taken place since the adoption of the previous plan was the adoption of the General Plan 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. This can facilitate better coordination and resources on larger projects which will reduce overall costs and increase viability at the same time 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 be implementable in a way that the state finds satisfactory in future reporting.
- This plan will be a 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.
 - The most important aspect of the plan in some respects is reporting annually on all the strategies and their implementation progress; selection of at least five strategies and regular reporting on the implementation of those strategies positions the community of Magna to receive State funding prioritization.
- 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.

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, 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 from which 62 total responses were collected.

A public hearing for the plan draft was held on September 8th, 2022, at the Magna 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. 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 to 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 a satisfactory report to the State reviewers.

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 drafted Plan Amendment.

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

Notable Findings:

- Over 27% of Magna residents are currently spending more than 30% of their monthly income on housing costs.
- Because of the recent increases in the price of housing units relative to the increase in wages over 50% of Magna Households, all of those making less than the area median income, no longer have a reasonable expectation of being able to afford a detached single-family home.
- 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.

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.

PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommend that Magna Metro Township Council approve the 2022 Moderate Income Housing Plan Amendment as a Supplemental Element to the 2021 Magna General Plan.



MAGNA METRO TOWNSHIP

2022 MODERATE INCOME HOUSING PLAN

ACKNOWLEDGMENTS

MAGNA METRO TOWNSHIP

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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

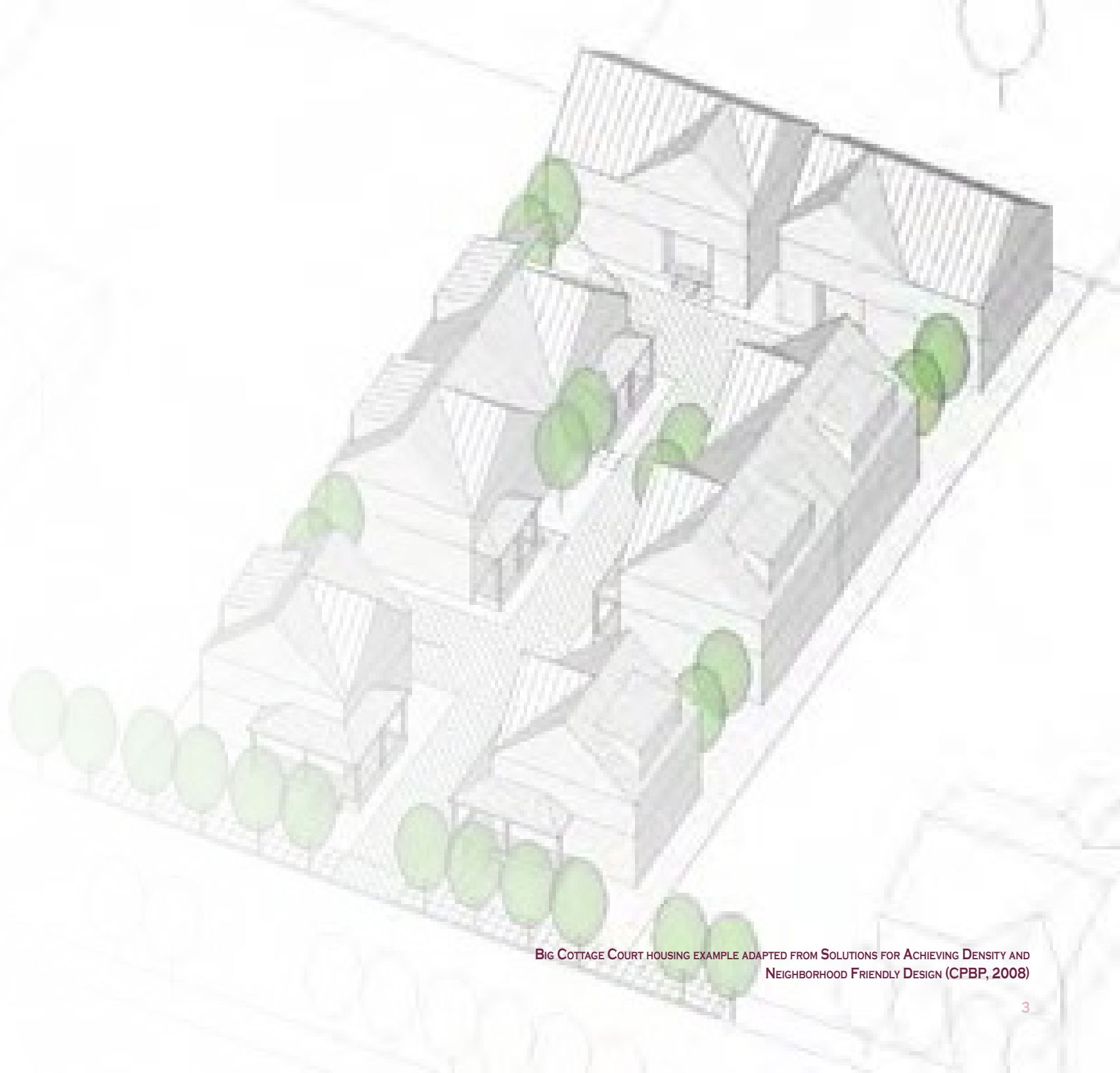
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GREATER SALT LAKE
**Municipal Services
District**

Greater Salt Lake Municipal Services District
Long Range Planning Department
August, 2022



BIG COTTAGE COURT HOUSING EXAMPLE ADAPTED FROM SOLUTIONS FOR ACHIEVING DENSITY AND NEIGHBORHOOD FRIENDLY DESIGN (CPBP, 2008)

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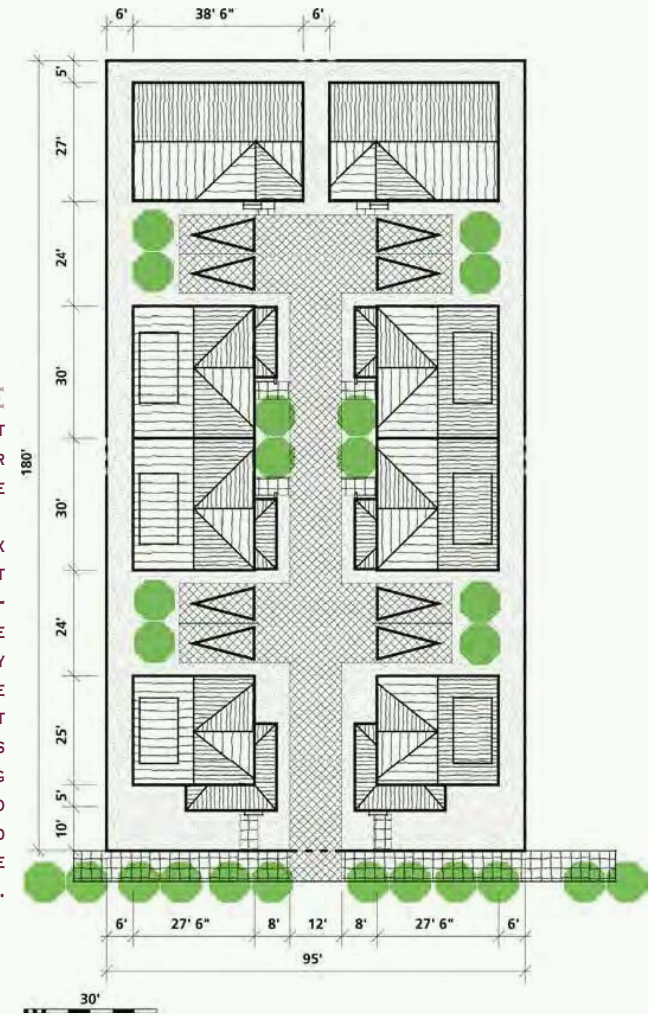
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MIH EXAMPLE BIG COTTAGE COURT DENSITY PICTURED – 16 UNITS PER ACRE

THIS VARIATION ON FOURPLEX HOUSING DEMONSTRATES EIGHT UNITS IN FIVE BUILDINGS (1,380–2,250 SQ. FT EACH). UNITS ARE ARRANGED AROUND A DRIVEWAY WITH DECORATIVE PAVING. SURFACE PARKING SPACES NEAR EACH UNIT ARE PROVIDED. THE DRIVEWAY IS DESIGNED WITH SPECIAL PAVING THAT SERVES AS AN ALTERNATIVE TO A GRADE-SEPARATED WALKWAY AND PROVIDES MULTI-FUNCTIONAL SPACE FOR RESIDENTS.



HOUSE-PLEX HOUSING EXAMPLE ADAPTED FROM SOLUTIONS FOR ACHIEVING DENSITY AND NEIGHBORHOOD FRIENDLY DESIGN (CPBP, 2008)

EXECUTIVE SUMMARY

CHAPTER ONE

PRELUDE

ESTABLISHING CONTEXT

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 given current income rates and housing prices, over 50% of Magna residents no longer can reasonably expect to own a home within the community.

Residents who are unable to afford a housing within the community, may choose to live in a unit they cannot afford. Over 27% 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, it may be that despite the cost Magna offers the best available option, or they may live 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 the housing they currently occupying.

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 opportunity to live in the municipality within the next 5 to 10 years. By planning to facilitate 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 their housing need might be during that time, or the reasonable capacity to afford.

CONTEXT

STATE LEGISLATION

The 2022 Magna Metro Township Moderate Income Housing Plan (MIHP) 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 plan

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 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 2020 moderate income housing 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): INCLUDE:

B. DEMONSTRATE INVESTMENT IN THE REHABILITATION OR EXPANSION OF INFRASTRUCTURE THAT FACILITATES THE CONSTRUCTION OF MODERATE INCOME HOUSING.

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.

H. 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

CHAPTER ONE

HOUSE-PLEX HOUSING EXAMPLE ADAPTED FROM SOLUTIONS FOR ACHIEVING DENSITY AND
NEIGHBORHOOD FRIENDLY DESIGN (CPBP, 2008)

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

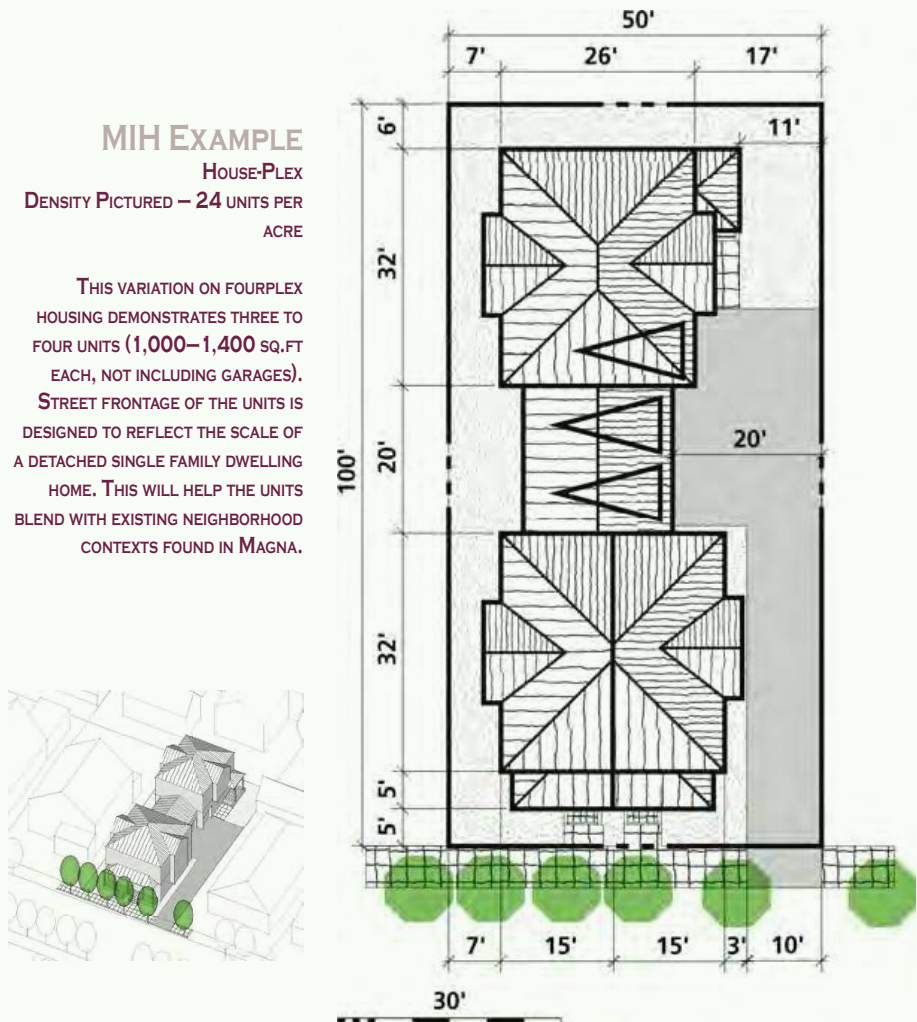
Community Engagement

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



HOUSE-PLEX HOUSING EXAMPLE ADAPTED FROM SOLUTIONS FOR ACHIEVING DENSITY AND NEIGHBORHOOD FRIENDLY DESIGN (CPBP, 2008)

PLANNING CONTEXT

COMPLIANCE WITH STATE CODE

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

PROVIDE A PATH TO FACILITATE DEVELOPMENT THAT MEETS THE NEEDS OF THE COMMUNITY

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 updated in 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 and includes a timeline and 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. Strategically

locating housing opportunity can link with public transportation, trails and paths availability, and land-use, to create functional 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.

- When housing that meets the needs of the community workforce, local employees can afford to live in the community

they serve, 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.

- Households which are living in affordable housing are less reliant on public assistance and have greater percentages of their income to spend on the maintenance of property and are at greater liberty to contribute the general economic engine of the municipality.

MODERATE INCOME HOUSING PLANNING REQUIREMENTS

OVERVIEW OF REQUIREMENTS AS THEY APPLY TO MAGNA

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 State of Utah Legislature passed legislation known as 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 reasonable timeline for selected strategies has been provided, the form is completed correctly, and that other sufficient information is provided for sufficient 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 the original moderate income housing plan from 2019 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. Cities that select five strategies in the housing plan 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

[HTTPS://LE.UTAH.GOV/~2022/BILLS/STATIC/HB0462.HTML](https://le.utah.gov/~2022/bills/static/HB0462.html) (LINES 682-761)

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 an 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 city'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 city 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, Manga 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 Anti-discrimination 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 THIS ASSESSMENT IN REFERENCE TO THE MODERATE INCOME HOUSING PLAN FOR MAGNA METRO TOWNSHIP. THE FOLLOWING LISTS DEFINE AND EXPLAIN THE TERMS THAT WILL BE USED THROUGHOUT THIS PLAN.

TYPES OF HOUSING AND DEVELOPMENT

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 (ULCT "Housing Policy in Utah" 2018).

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 (ULCT "Housing Policy in Utah" 2018).

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

Infill Development: development of vacant or underused parcels within existing urban centers that are otherwise built-out and fully developed (ULCT "Housing Policy in Utah" 2018).

Missing Middle Housing: the scarce "middle" ground between single-family homes on large lots and large apartment complexes. It can encompass a variety of multi-unit housing buildings that are at the

scale of single-family homes, facilitate neighborhood walkability, accommodate changing demographics and preferences, and are available to people with a range of incomes.

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 (ULCT "Housing Policy in Utah" 2018).

Multi-family residential: housing units, such as duplexes and apartments, that are typically rented

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 (ULCT "Housing Policy in Utah" 2018).

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.

Workforce Housing: housing for which gross monthly costs target working class households. Workforce housing aims to allow people gainfully employed in working class occupations to live and work in the same community (ULCT “Housing Policy in Utah” 2018).

REGARDING INCOME

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

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 throughout this plan.

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

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 no more households than available housing units, then households are forced to pay above or below their means for their housing.

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 (ULCT “Housing Policy in Utah” 2018).

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

PROGRAMS AND AGENCIES

Affordable Housing Program (AHP): a federal competitive program of the Federal Home Loan Bank system that provides grants twice per 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 making projects more feasible (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.

Department of Housing and Urban Development (HUD): an agency which develops and implements policies regarding housing and metropolises. 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, which helps provide affordable housing for low- and moderate-income persons (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 partner with public and private organizations to develop housing that is affordable for moderate-, low-, and very low-income households (ULCT “Housing Policy in Utah” 2018).

Redevelopment Agency (RDA): an entity established by (but separate from) a municipality or county which works to encourage, promote, or provide development or redevelopment to strive toward economic

or community development goals. This includes attracting new jobs and businesses, creating more affordable housing, attracting private investors, improving public infrastructure, and more.

Tax Increment Financing (TIF): a funding tool based on property taxes which takes the property taxes produced before the redevelopment project as the base-year value and the property taxes after the project period that will be reinvested back into the project. TIFs typically fund Redevelopment Agencies..

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 top

support housing needs.

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

United States Census Bureau (USCB): 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:

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:

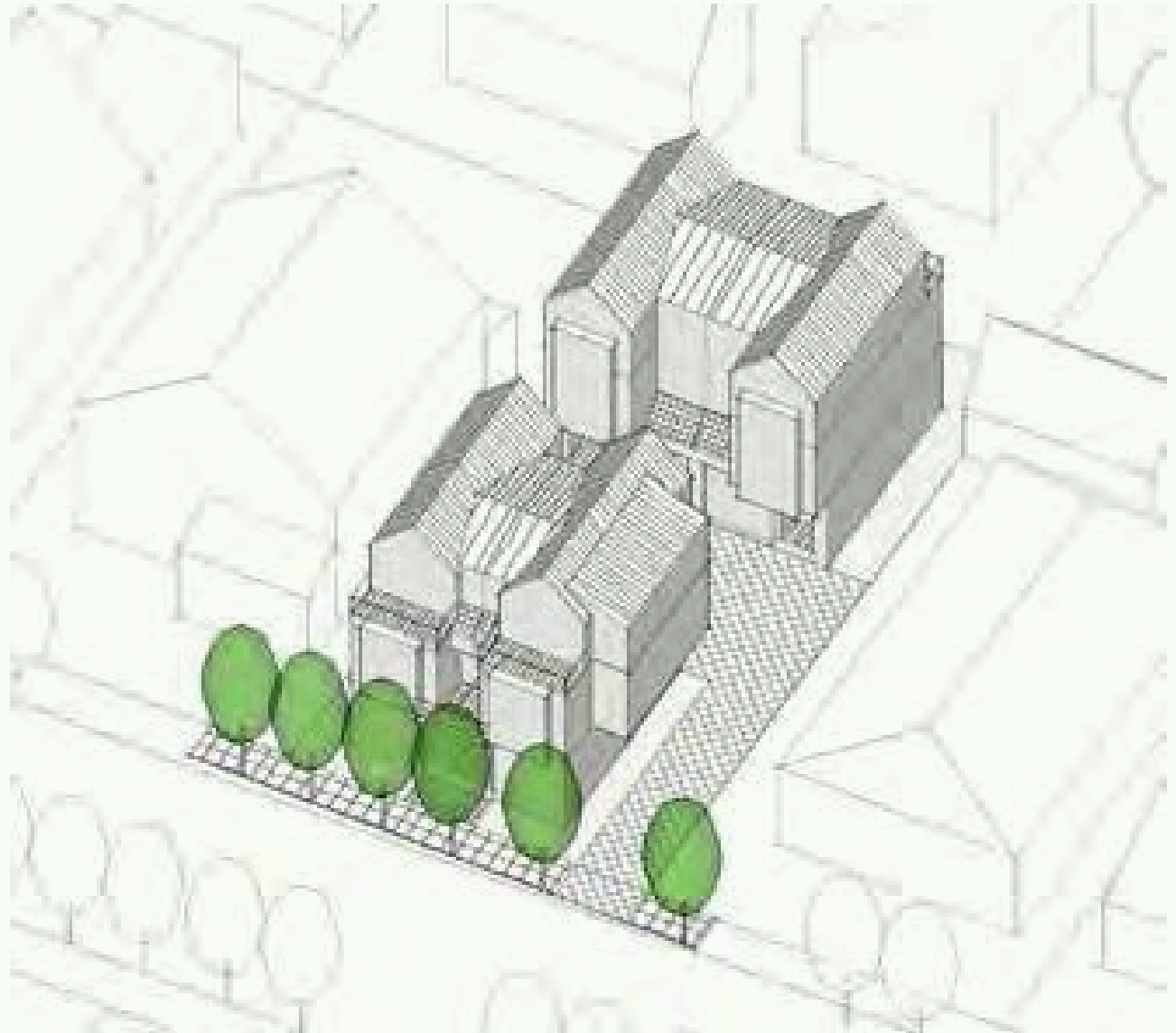
- Taylorsville MIH 2018
- West Valley City 2019
- Provo City 2019
- Draper City 2021
- Millcreek City 2021

MIH EXAMPLE

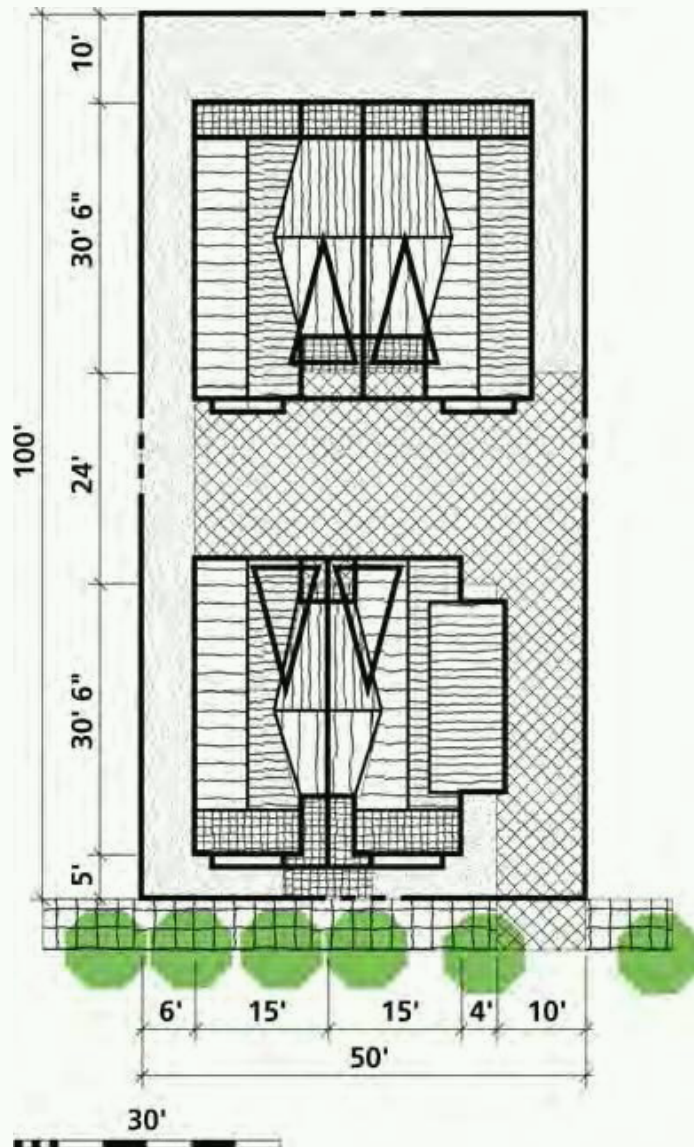
TOWNHOUSE CLUSTER

DENSITY PICTURED – 24 UNITS PER ACRE

THIS VARIATION ON TRADITIONAL TOWNHOMES DEMONSTRATES TWO SETS OF PAIRED TOWNHOUSES, MODELING FOUR UNITS IN TOTAL (1,000–1,300 SQ.FT EACH, NOT INCLUDING GARAGES). THIS PROTOTYPE ILLUSTRATES THE USE OF DRIVEWAY PAVING BLOCKS AS AN ALTERNATIVE TO A GRADE-SEPARATED WALKWAYS FOR ACCESS TO THE REAR UNITS, SAVING SPACE BY EXPANDING THE USE TO AUTOMOBILES AS WELL AS PEDESTRIANS. CANTILEVERING LIVING SPACE OVER VEHICLE AREAS PROVIDES EFFICIENT USE OF LIMITED SITE AREA.



TOWNHOUSE CLUSTER HOUSING EXAMPLE ADAPTED FROM SOLUTIONS FOR ACHIEVING DENSITY AND NEIGHBORHOOD FRIENDLY DESIGN (CPBP, 2008)



HISTORIC MIXED-USE HOUSING ON MAGNA MAIN (SALT LAKE COUNTY TAX ASSESSOR 1934)

An aerial perspective illustration of a rowhouse development. The houses are depicted as 3D blocks with hatched patterns on their roofs and sides. They are arranged in a grid-like fashion with narrow alleys between them. A row of green, oval-shaped trees runs along the top and bottom edges of the housing blocks. A solid yellow horizontal line spans the width of the page, positioned below the main title.

MAGNA METRO TOWNSHIP EXISTING HOUSING CONDITIONS

CHAPTER 2

INTRODUCTION TO MAGNA METRO TOWNSHIP

ESTABLISHING PLANNING CONTEXT

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.

NORTH OF THE HIGHWAY 201 CORRIDOR INDUSTRIAL PRESERVATION AREA

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 areas north of the Highway 201 corridor provide little opportunity for providing substantive housing for the community in the near future. The designation of much of this area as and Inland Port suggests that much of it's future land use will be primarily heavy industrial in character. As the Inland Port area being to develop, the township might consider proposing some housing and commercial activity along potential extensions of 7200 W. and 8000 W. into the port area, given their proximity to existing resources in the town and convenient access to a major transportation corridor.

This 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.

SOUTH OF THE HIGHWAY 201 CORRIDOR 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

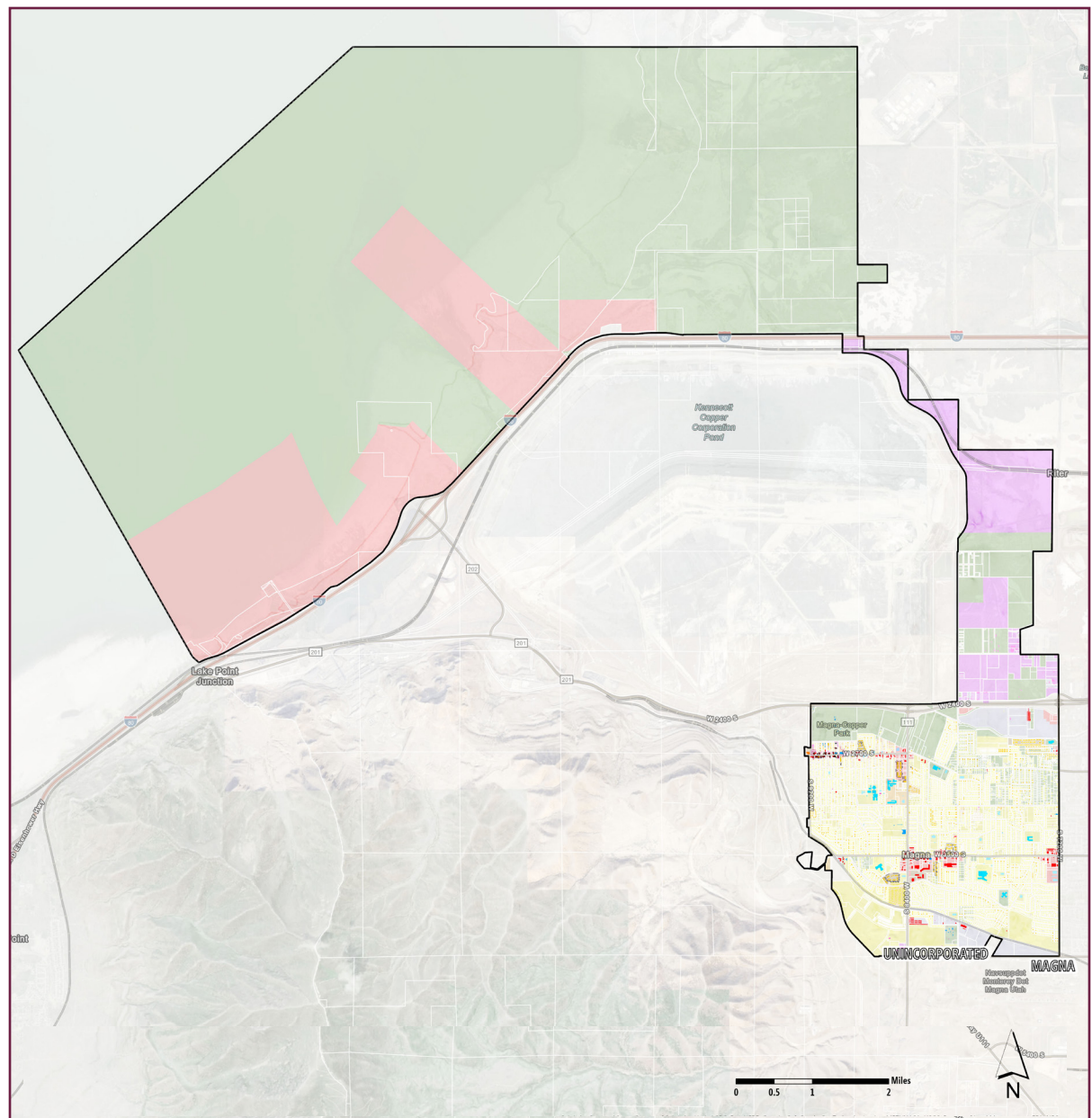
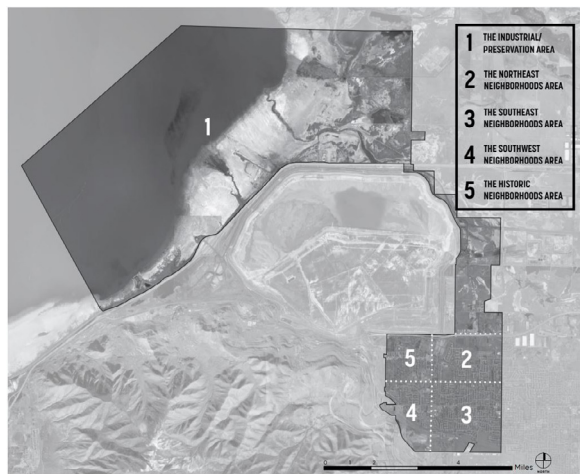


FIGURE 1: MAP OF MAGNA METRO TOWNSHIP

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 effected 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 should 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 is 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

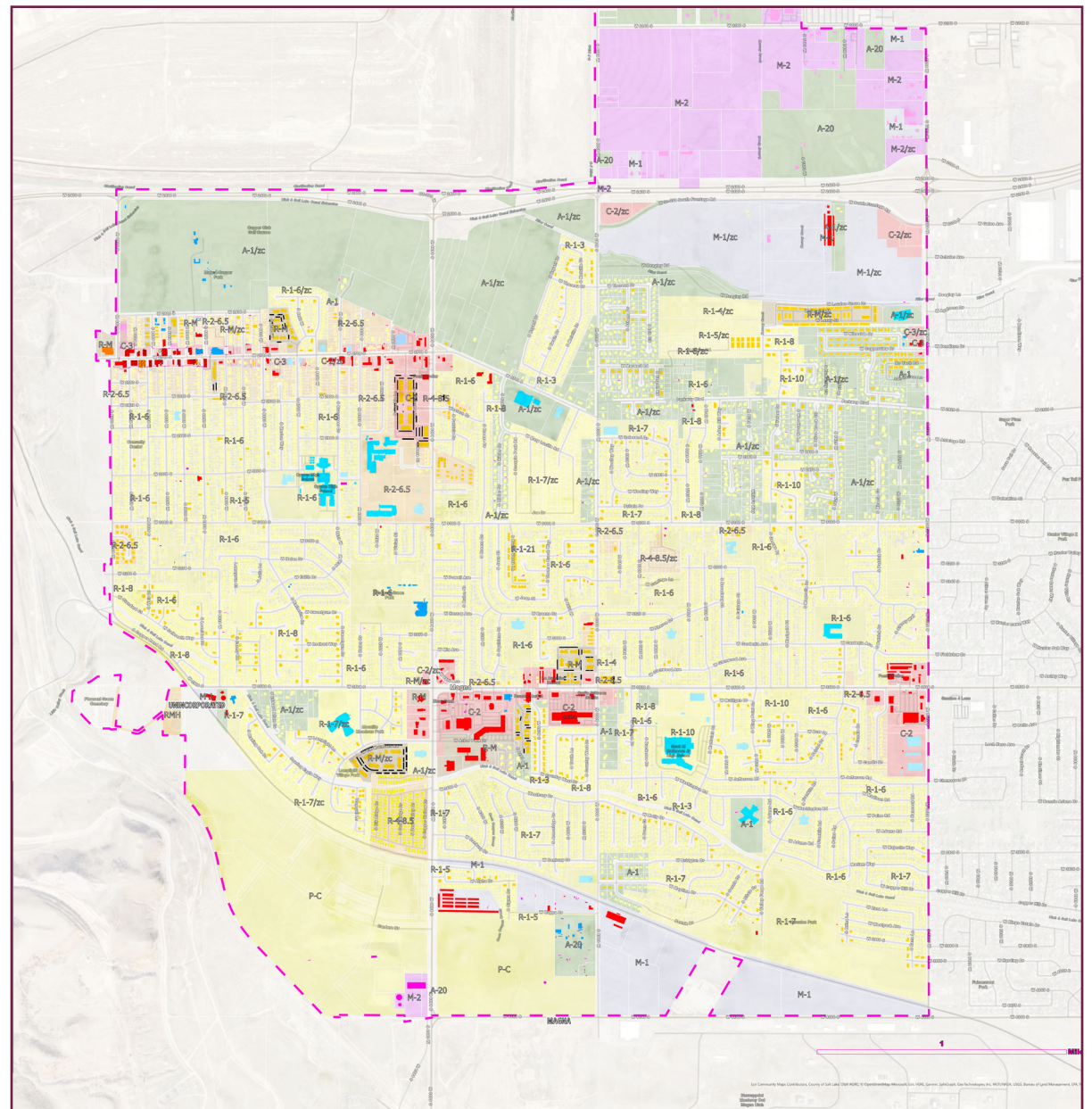
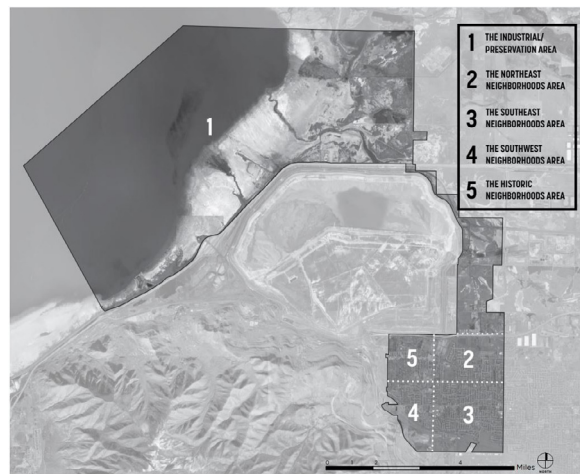
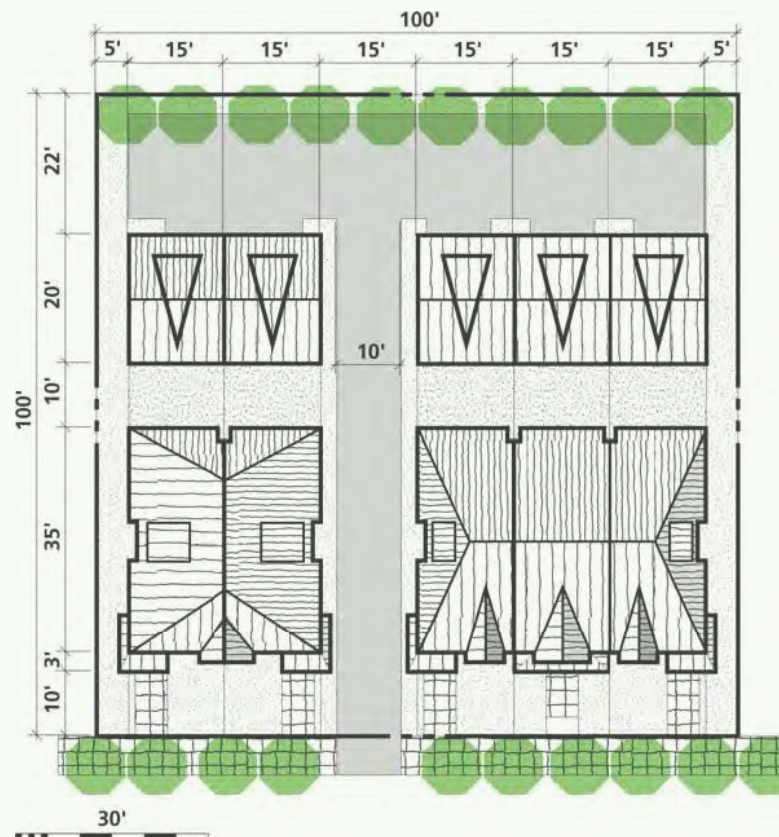


FIGURE 2: MAP OF MAGNA METRO TOWNSHIP SOUTH OF THE HIGHWAY 201 CORRIDOR
24 MAGNA MODERATE INCOME HOUSING PLAN 2022

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.

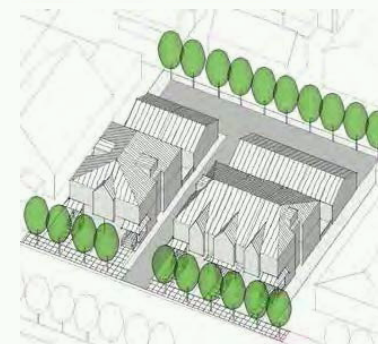


MIH EXAMPLE

CONTEXTUAL ROWHOUSE

DENSITY PICTURED – 20 UNITS PER ACRE

THIS SIDE-BY-SIDE DUPLEX EXAMPLE DEMONSTRATES FIVE ROWHOUSE UNITS (1,050–1,300 SQ.FT EACH). THIS MASSING OF UNITS IS INTENDED TO BLEND IN DETACHED SINGLE-FAMILY CONTEXT, SIMILAR TO THE MAJORITY OF NEIGHBORHOODS FOUND IN SPANISH VALLEY. PARKING IS PROVIDED IN DETACHED GARAGES TO THE REAR OF EACH UNIT, ACCESSED BY ALLEY EASEMENT. SMALL PRIVATE GARDENS ARE PROVIDED BETWEEN EACH UNIT AND THE GARAGES. ADDITIONAL SQUARE FOOTAGE IS POSSIBLE IF LIVING SPACE IS ADDED IN A FULL THIRD STORY OR ABOVE GARAGES.



CONTEXTUAL ROWHOUSE HOUSING EXAMPLE ADAPTED FROM SOLUTIONS FOR ACHIEVING DENSITY AND NEIGHBORHOOD FRIENDLY DESIGN (CPBP, 2008)

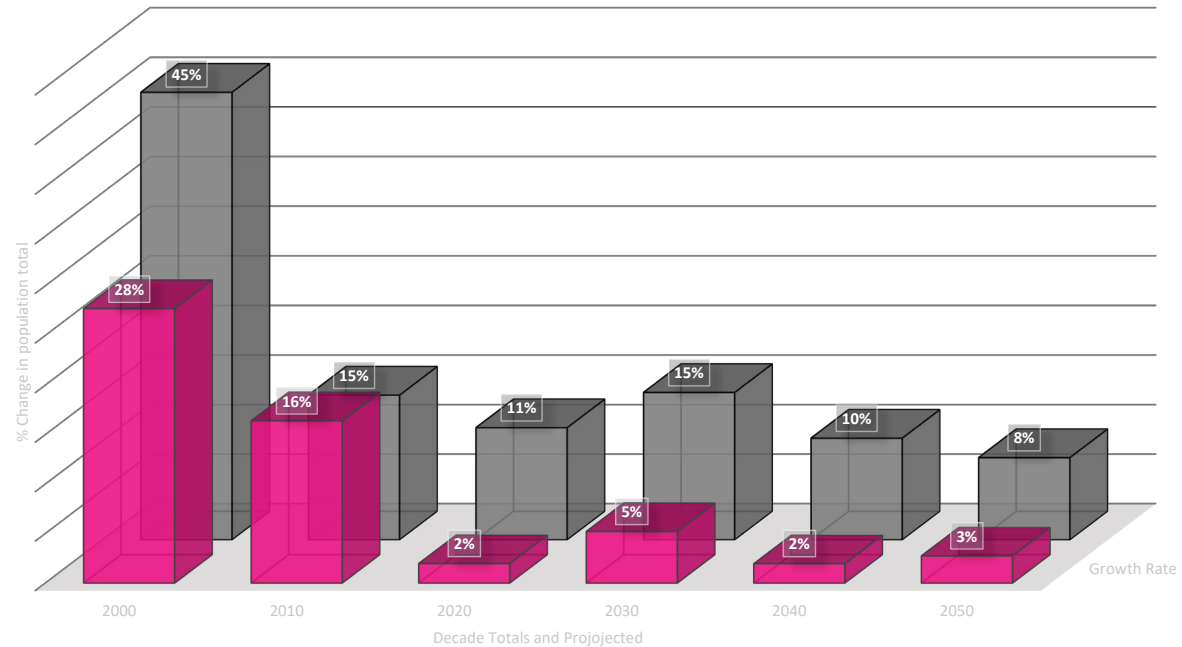
DEMOGRAPHICS AND HOUSING CHARACTERISTICS

A DEEP DIVE INTO CURRENT HOUSING STATISTICS

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

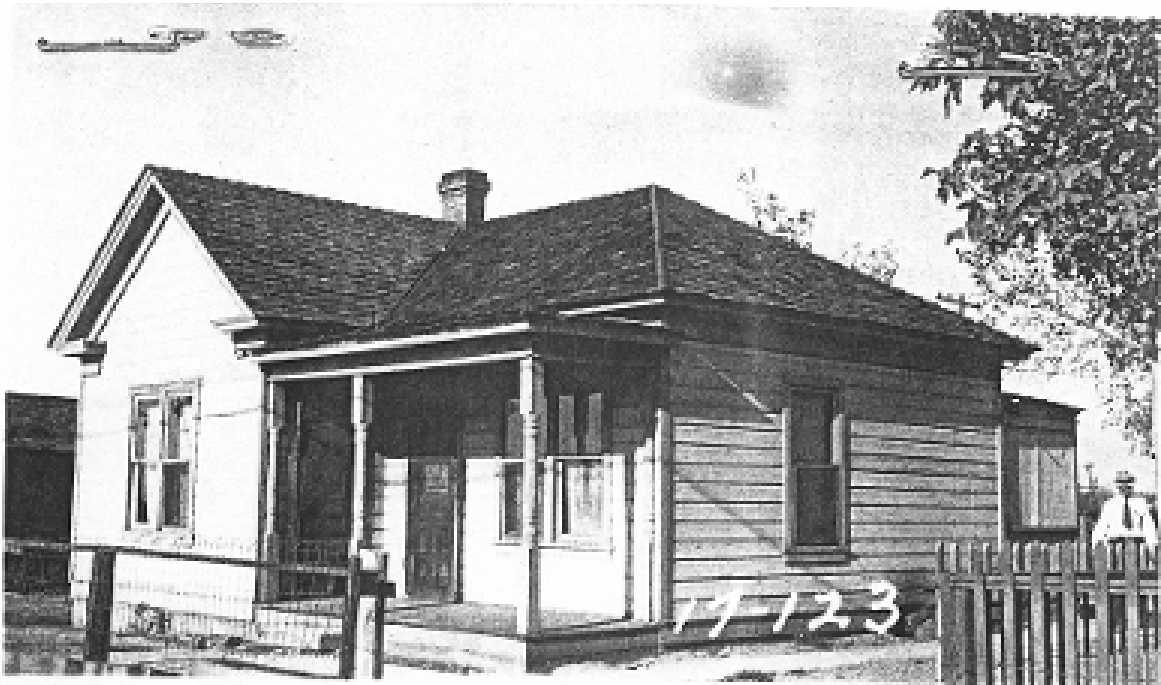
YEAR	JURISDICTION		GROWTH RATE		SOURCE	
	MAGNA	SLCo	MAGNA	SLCo	MAGNA	SLCo
1990	17,829	619,066	---	---	DECENNIAL CENSUS	
2000	22,770	898,387	28%	45%	DECENNIAL CENSUS	
2010	26,505	1,029,655	16%	15%	DECENNIAL CENSUS	
2020	27,029	1,146,215	2%	11%	ACS	
2030	28,439	1,316,739	5%	15%	WFRC	KEM C. GARDNER
2040	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) | SALT LAKE CO: 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 subtitle changes over the years.



EARLY TRADITIONAL DETACHED SINGLE-FAMILY HOME IN MAGNA (STORY OF MAGNA, UT, MSD HUBSITE)

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 mage 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. This families tend 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 of condo apartment more comfortable and convenient 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 life. This way community members have the option of remains 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	100%
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	64%
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

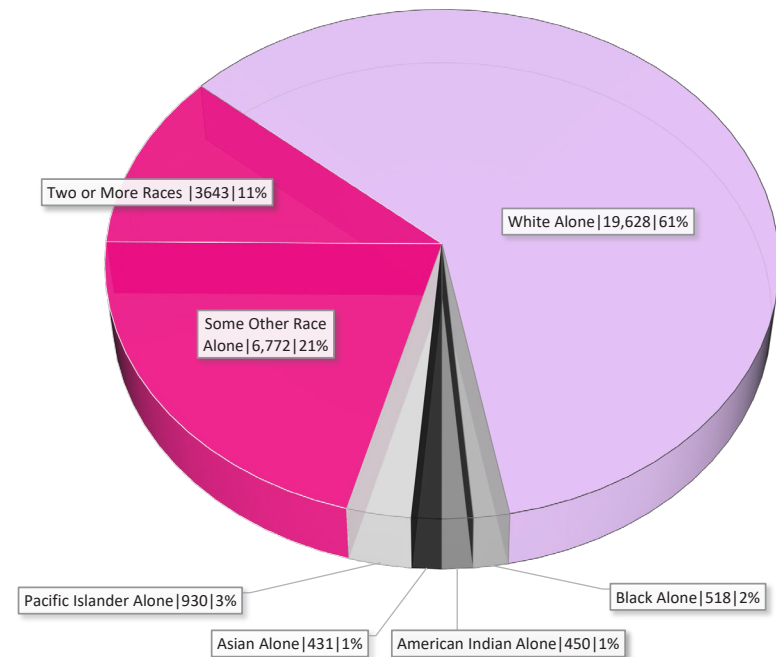
RACE, ETHNICITY, AND CULTURAL HERITAGE

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 7. Race, Ethnicity & Projections to specific details on the racial composition of the Metro Township.

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



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)

FIGURE 7. RACE, ETHNICITY, & PERCENTAGE

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 8. 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 NON-INSTITUTIONALIZED 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 8. DISABILITY

VETERAN STATUS

The total population eligible for military service (18 years of age or older) within Magna 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 9. Veteran Status to find specifics on Veteran 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 9. 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

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		

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				

FIGURE 10. INCOME

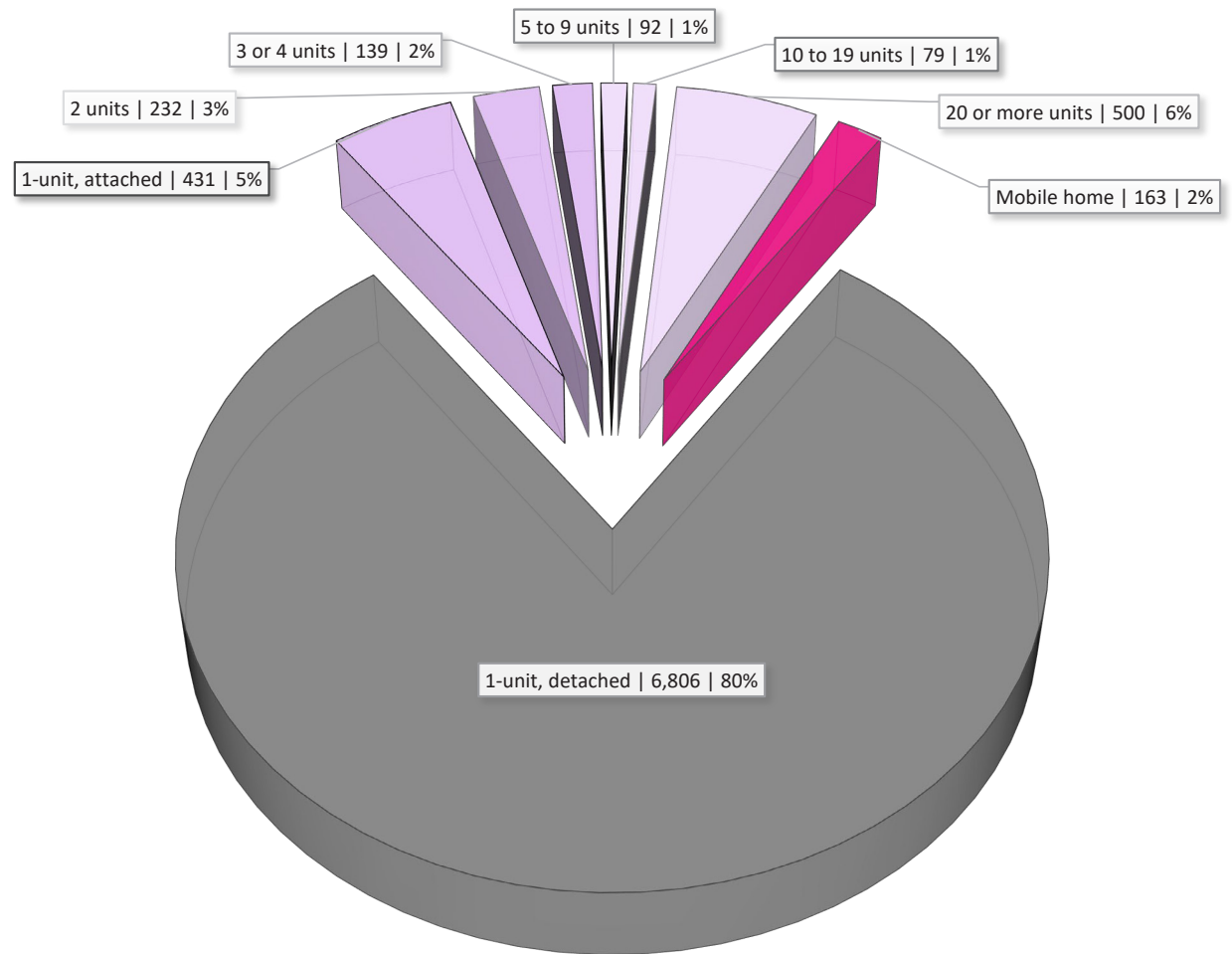
EXISTING HOUSING CHARACTERISTICS

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 11. Housing Type to compare shifts in housing numbers of the past 2 decades.

MAGNA HOUSING TYPES						
HOUSING TYPE	2010	2017	% CHANGE 2010-2017	2020	2020 TOTAL % HOUSING	% CHANGE 2017-2020
1-UNIT, DETACHED	6463	6924	7%	6,806	80%	-1.7%
1-UNIT, ATTACHED	274	556	103%	431	5%	-22.5%
2 UNITS	103	148	44%	232	3%	56.8%
3 OR 4 UNITS	144	122	-15%	139	2%	13.9%
5 TO 9 UNITS	250	215	-14%	92	1%	-57.2%
10 TO 19 UNITS	169	34	-80%	79	1%	132.4%
20 OR MORE UNITS	261	227	-13%	500	6%	120.3%
MOBILE HOME	349	204	-42%	163	2%	-20.1%
BOAT, RV, VAN, ETC.	0	0	0	0	0%	
TOTAL HOUSING UNITS	8013	8430	5%	8442	100%	0.1%
SOURCE: ACS DP04 (2020)						

FIGURE 11. HOUSING TYPE

HOUSING AGE

The past decade have been particularly slow years for development in Magna. 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 are in need of 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 12. 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 12. 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

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 13. HOUSING CONDITION

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 13. Housing Condition.

HOUSING VALUE

Figure 14. 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 a the increase pricing that characterized the housing market during these years. What is alarming is the projected increases looking forward to 2027. Analysts

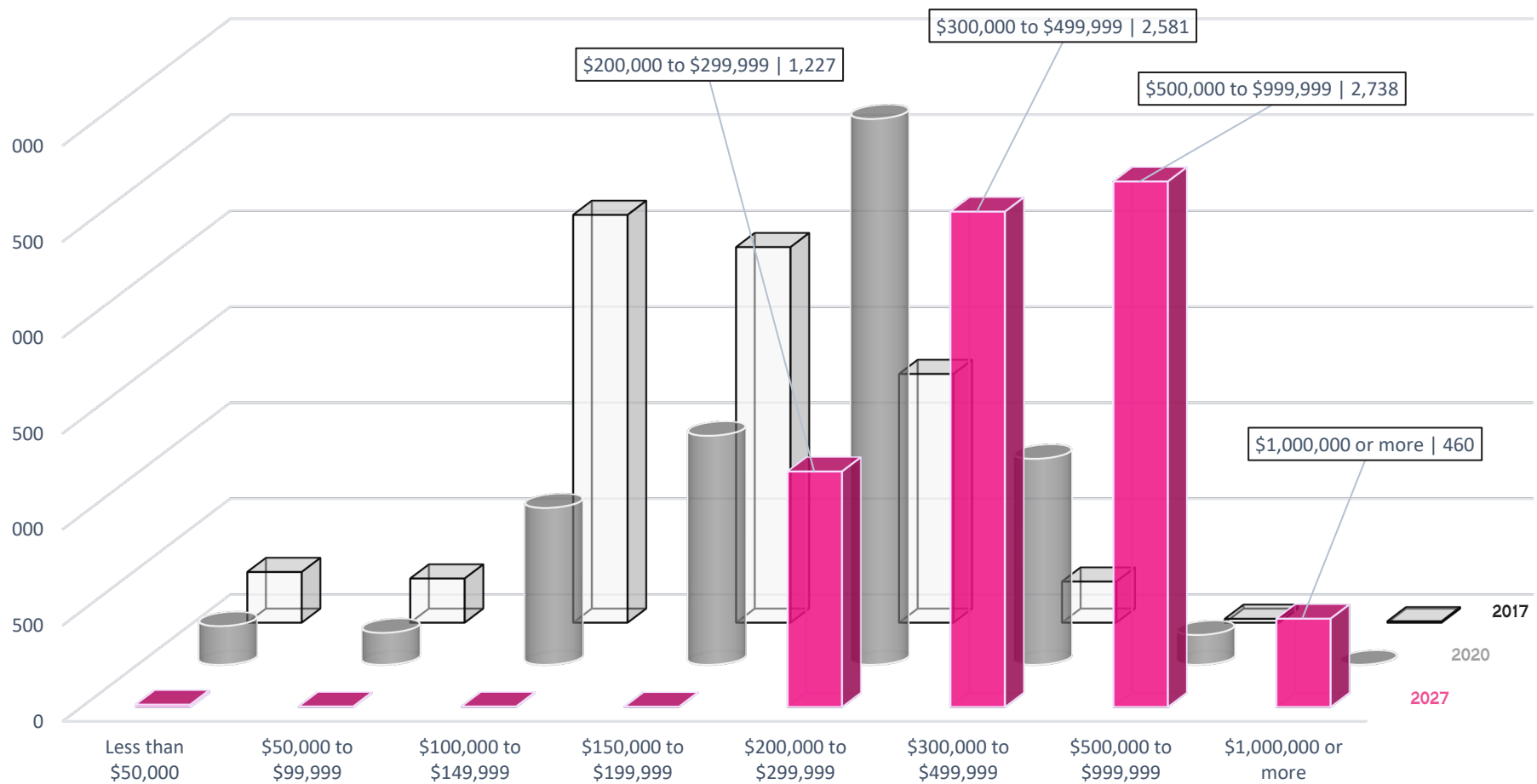
are suggesting that within five years there will be effectively no housing available of any type in Magna for under \$200,000 a year. This is not a price point that is supported by the current economic profile of the community. Magna will have to proactively provide housing solutions cost burdened residents 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%

MAGNA METRO TOWNSHIP | MODERATE INCOME HOUSING PLAN | EXISTING HOUSING CONDITIONS

\$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 14. 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 15. Housing Cost to see the distribution of Renter-and Owner-Occupied Monthly Household Costs.

MONTHLY OWNER-OCCUPIED 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%
SOURCE: ACS DP04 (2020)		
MONTHLY RENTER-OCCUPIED HOUSEHOLD COSTS		
MONTHLY	# UNITS	% OF HOUSING SUPPLY
LESS THAN \$500	155	9.2%
\$500 TO \$999	558	33.1%
\$1,000 TO \$1,499	745	44.2%
\$1,500 TO \$1,999	176	10.5%
\$2,000 TO \$2,499	50	3%
\$2,500 TO \$2,999	0	0
\$3,000 OR MORE	0	0
TOTAL	1,684	100%
SOURCE: ACS DP04 (2020)		

FIGURE 15. HOUSING COST

An aerial, isometric architectural rendering of a rowhouse development. The houses are arranged in a U-shape around a central courtyard. The houses have grey roofs and light-colored walls. There are several green trees planted around the perimeter of the development. The background shows a grid of streets.

COST-BURDENED HOUSING

EXISTING HOUSING STOCK + CAPACITY TO PAY = % OF MAGNA CITIZENS LIVING IN COST-BURDENED HOUSING

CONTEXTUAL ROWHOUSE VARIANT HOUSING EXAMPLE ADAPTED FROM SOLUTIONS FOR ACHIEVING
DENSITY AND NEIGHBORHOOD FRIENDLY DESIGN (CPBP, 2008)

CAPACITY TO PAY

WHAT MODIFICATIONS TO EXISTING HOUSING STOKE WOULD IT REQUIRE TO PROVIDE AFFORDABLE HOUSING FOR EVERY COMMUNITY MEMBER

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 16. 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.

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., we are combining the information that we have about the distribution of income within the city 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

AMI INCOME RANGE
< 30% AMI (< \$20,630)
30% - 50% AMI (\$20,630-\$34,383)
50%-80% AMI (\$34,383-\$55,012)
80%-100% AMI (\$55,012-\$68,765)
100-125% AMI (\$68,765-\$85,956)
> 125% AMI (> \$85,956)

OWNER CAPACITY TO PAY FOR HOUSING IN MAGNA AVAILABLE UNITS SURPLUS/DEFICIT				
INCOME RANGE	% OF POPULATION REPRESENTED	# OF CITIZENS REPRESENTED	# OF HOUSEHOLDS REPRESENTED	AMI INCOME RANGE
LESS THAN \$20,000	7.9%	2,135	651	< 30% AMI (< \$20,630)
\$20,000 TO \$34,999	10.3%	2,784	849	30% - 50% AMI (\$20,630-\$34,383)
\$35,000 TO \$49,999	12.8%	3,460	1,055	50%-80% AMI (\$34,383-\$55,012)
\$50,000 TO \$74,999	24.7%	6,676	2,035	80%-100% AMI (\$55,012-\$68,765)
\$75,000 OR MORE	42.9%	11,595	3,535	100-125% AMI (\$68,765-\$85,956)
				> 125% AMI (> \$85,956)
TOTALS	98.6%	26,651	8,125	

FIGURE 16: RENTER/OWNER CAPACITY TO PAY FOR HOUSING IN MAGNA | AVAILABLE UNITS | SURPLUS/DEFICIT

MAGNA METRO TOWNSHIP | MODERATE INCOME HOUSING PLAN | COST BURDENED HOUSING

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->

RENTER CAPACITY TO PAY FOR HOUSING IN MAGNA AVAILABLE UNITS SURPLUS/DEFICIT							
	MAXIMUM AFFORDABLE MONTHLY HOUSING ALLOWANCE		ADJUSTED MAXIMUM AFFORDABLE MONTHLY RENTAL COSTS (RENT - UTILITIES)		# OF RENTER HOUSEHOLDS	# OF RENTAL UNITS AT THAT PRICE	SURPLUS/DEFICIT OF UNITS AVAILABLE
	\$516		\$219		147	0	- 147
	\$860		\$563		180	155	-25
	\$1,375		\$1,078		338	588	250
	\$1,719		\$1,422		223	745	522
	\$2,149		\$1,852		237	176	- 61
	> \$1,289		> \$1,852		640	50	- 590
				TOTALS	1765	1714	- 51

	MAXIMUM AFFORDABLE MONTHLY HOUSING ALLOWANCE	MAXIMUM ANNUAL MORTGAGE ALLOWANCE	ADJUSTED ANNUAL MORTGAGE ALLOWANCE (-\$15,405 ANNUALLY FOR COSTS ASSOCIATED WITH HOMEOWNERSHIP)	MAX PRICE AFFORDABLE HOUSING	# OF OWNER HOUSEHOLDS	# OF HOUSING UNITS WITHIN PRICE RANGE	SURPLUS/DEFICIT OF UNITS AVAILABLE
	\$516	\$6,192	-	-	504	-	- 504
	\$860	\$10,320	-	-	669	-	- 669
	\$1,375	\$16,500	\$1,095	\$32,850	717	-	- 717
	\$1,719	\$20,628	\$5,223	\$156,690	1,812	39	- 1,773
	\$2,149	\$25,788	\$10,383	\$311,490	3,535	632	1,470
	> \$2,149	> \$25,788	> \$10,383	> \$311,490		4,373	
					7,237	5,044	- 2,193

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 communities 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 particular 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

ADJUSTED RENTER AND HOMEOWNER HOUSING UNIT SURPLUS AND DEFICIT				
AMI INCOME RANGE	RENTER HOUSEHOLDS	RENTER UNITS	SURPLUS/DEFICIT OF UNITS AVAILABLE	
< 30% AMI (< \$20,630)	147	0	- 147	
30% - 50% AMI (\$20,630-\$34,383)	180	155	-25	
50%-80% AMI (\$34,383-\$55,012)	338	588	250	
80%-100% AMI (\$55,012-\$68,765)	223	745	522	
100-125% AMI (\$68,765-\$85,956)	237	176	- 61	
> 125% AMI (> \$85,956)	640	50	- 590	
TOTALS	1765	1714	-51	
AMI INCOME RANGE	OWNER HOUSEHOLDS	HOUSING UNITS	SURPLUS/DEFICIT OF UNITS AVAILABLE	
< 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	
> 125% AMI (> \$85,956)		4,373		
TOTALS	7,237	5,044	-2,193	

FIGURE 17. ADJUSTED RENTER AND HOMEOWNER HOUSING UNIT SURPLUS AND DEFICIT

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.

Give 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. 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.

The result indicates that if we were to equitably house every citizen in manga 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

	OWNER HOUSEHOLDS PRICED OUT OF HOMEOWNERSHIP	ADJUSTED RENTER SURPLUS / DEFICIT
	-504	-651
	-669	-694
	-717	-467
	-1,773	-1251
		-61
		-590
		-3714
	OWNER HOUSEHOLDS FINANCIALLY CAPABLE OF HOMEOWNERSHIP	ADJUSTED HOMEOWNER SURPLUS / DEFICIT
	-	
	-	
	-	
	-	
	3,535	1,470
		1,470

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	
LESS THAN \$20,000	2,135	651	7.9%	0.3%	1.5%	6.1%	
\$20,000 TO \$34,999	2,784	849	10.3%	2.4%	0.9%	7.0%	
\$35,000 TO \$49,999	3,460	1,055	12.8%	2.5%	2.4%	7.9%	
\$50,000 TO \$74,999	6,676	2,035	24.7%	8.2%	11.8%	4.7%	
\$75,000 OR MORE	11,595	3,535	42.9%	31.6%	9.6%	1.7%	
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

demonstrated for citizens living within each AMI category.

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 20. 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.

Figure 21. 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

HOUSING TYPE

	2010	2017	PERCENT CHANGE 2010-2017	2020	PERCENT CHANGE 2017-2020
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 19. MAGNA HOUSING TYPE

	% WITHIN INCOME RANGE COST-BURDENED	OCCUPANCY					
		TOTAL # OF COST-BURDENED / % OF TOTAL MAGNA HOUSEHOLDS		OWNER		RENTER	
	77.2%	497	6.1%	319	5%	178	10%
	68.0%	574	7.0%	221	3%	353	20%
	61.7%	646	7.9%	410	6%	236	13%
	19.0%	383	4.7%	310	5%	73	4%
	4.0%	136	1.7%	136	2%	0	0%
				849			

NUMBER OF ROOMS PER UNIT		
	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)
SOURCE: ACS DP04 (2020)		

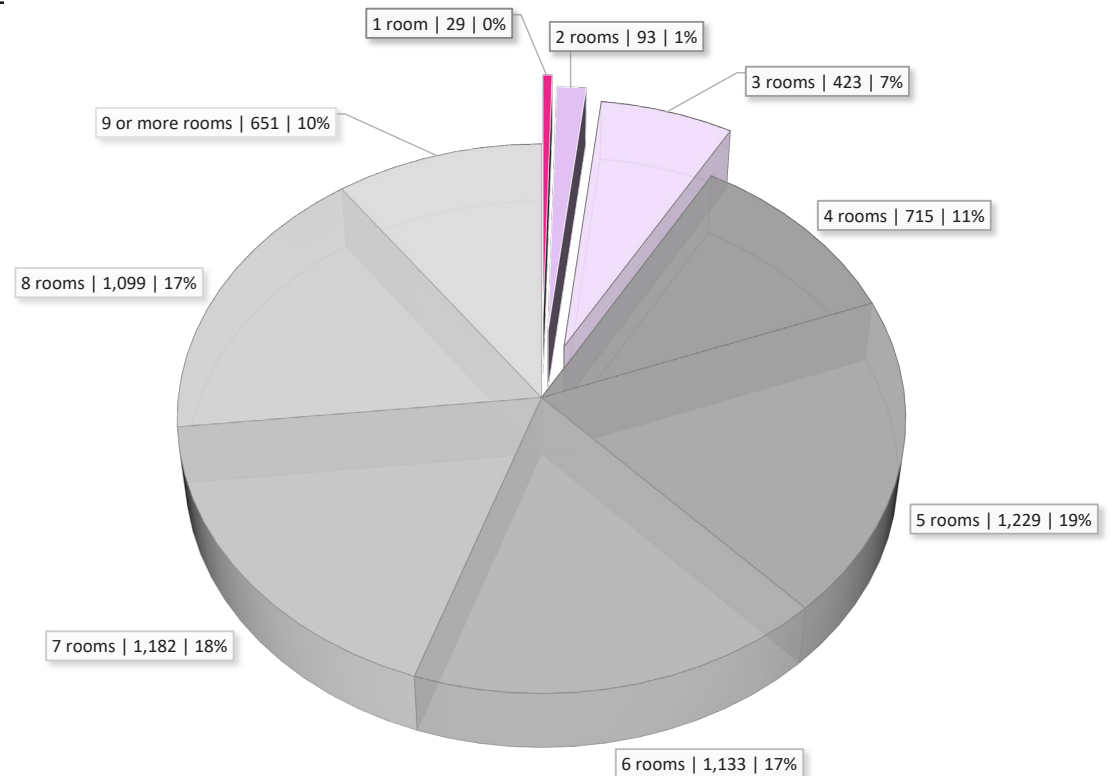


FIGURE 20. HOUSING UNITS BY NUMBER OF ROOMS

NUMBER OF BEDROOMS PER UNIT		
	ESTIMATE	PERCENT
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%
TOTAL:	8,442	
SOURCE: ACS DP04 (2020)		

FIGURE 20. HOUSING UNITS BY NUMBER OF ROOMS (CONTINUED)

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.

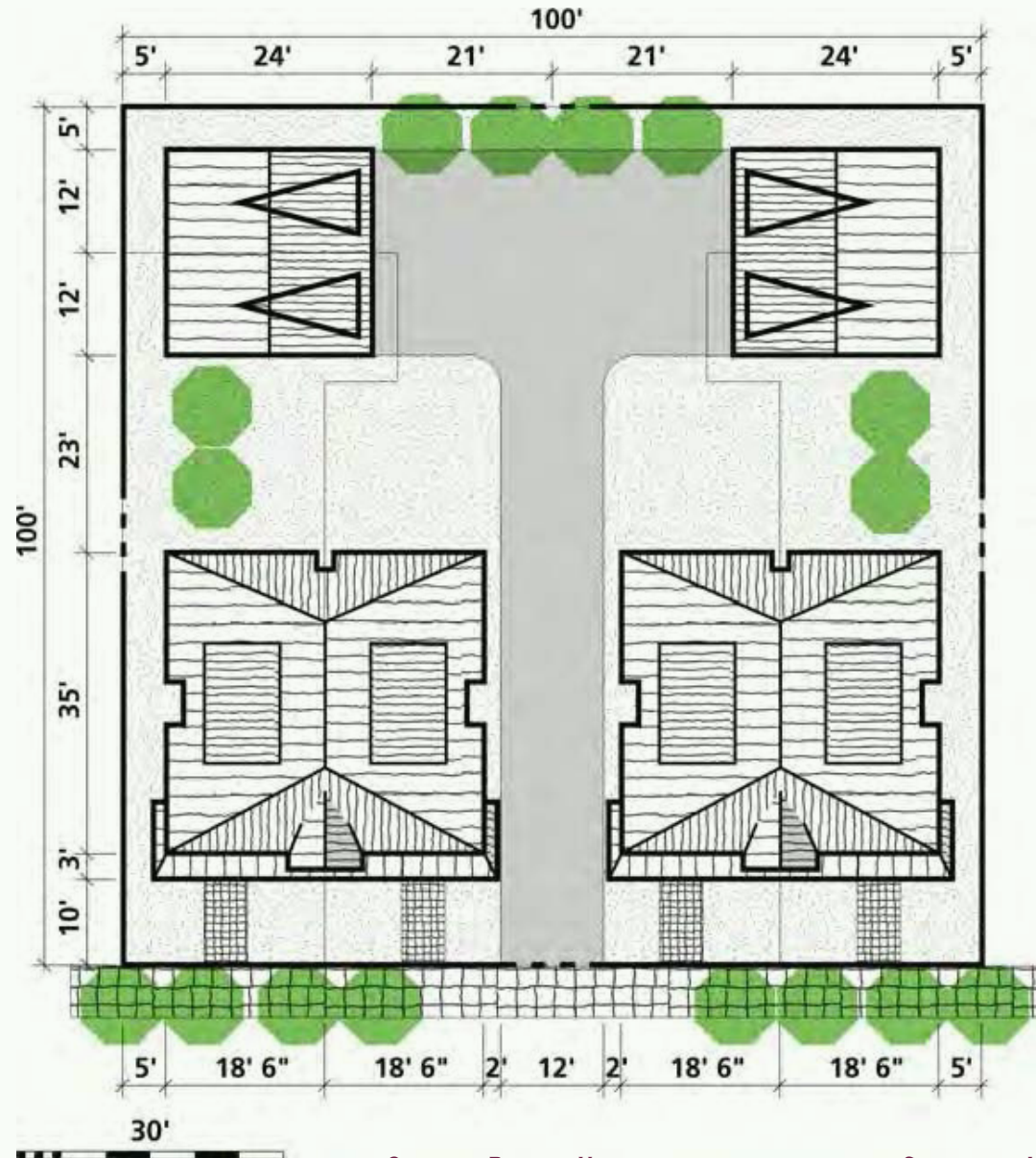
MAGNA AGE DISTRIBUTION		
	ESTIMATE	PERCENT
HOUSEHOLDS WITH ONE OR MORE PEOPLE UNDER 18 YEARS	3,626	44%
HOUSEHOLDS WITH ONE OR MORE PEOPLE 65 YEARS AND OVER	1,576	19%
TOTAL HOUSEHOLDS	8,214	
SOURCE: ACS DP02 (2020)		

FIGURE 21. MAGNA AGE DISTRIBUTION

MIH EXAMPLE

CONTEXTUAL ROWHOUSE VARIANT
DENSITY PICTURED — 16 UNITS PER ACRE

THIS SIDE-BY-SIDE DUPLEX EXAMPLE DEMONSTRATES FOUR ROWHOUSE UNITS (1,300–1,600 SQ.FT EACH). THESE UNITS ARE GROUPED IN PAIRS, PROVIDING BUILDING FORMS REFLECTIVE OF TYPICAL NEIGHBORHOOD PATTERNS. THIS ALSO AVOIDS THE WALL-LIKE EFFECT OF FOUR ATTACHED UNITS. A DOUBLE-LOADED REAR ALLEY MAKES EFFICIENT USE OF SITE AREA. THIS ALLOWS FOR LARGER BACKYARDS THAN WITH CONVENTIONAL REAR PARKING. IT IS ALSO POSSIBLE TO LOCATE GARAGES CLOSER TO EACH OTHER, FURTHER REDUCING IMPERVIOUS SURFACE AREA.



CONTEXTUAL ROWHOUSE VARIANT HOUSING EXAMPLE ADAPTED FROM SOLUTIONS FOR ACHIEVING DENSITY AND NEIGHBORHOOD FRIENDLY DESIGN (CPBP, 2008)



COMMUNITY ENGAGEMENT

CHALLENGES, PREFERENCES, AND SUPPORT

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

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 many residents may be living in overcrowded housing situations hoping to

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.

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 within the community.

Right now, what is your most significant housing challenge?

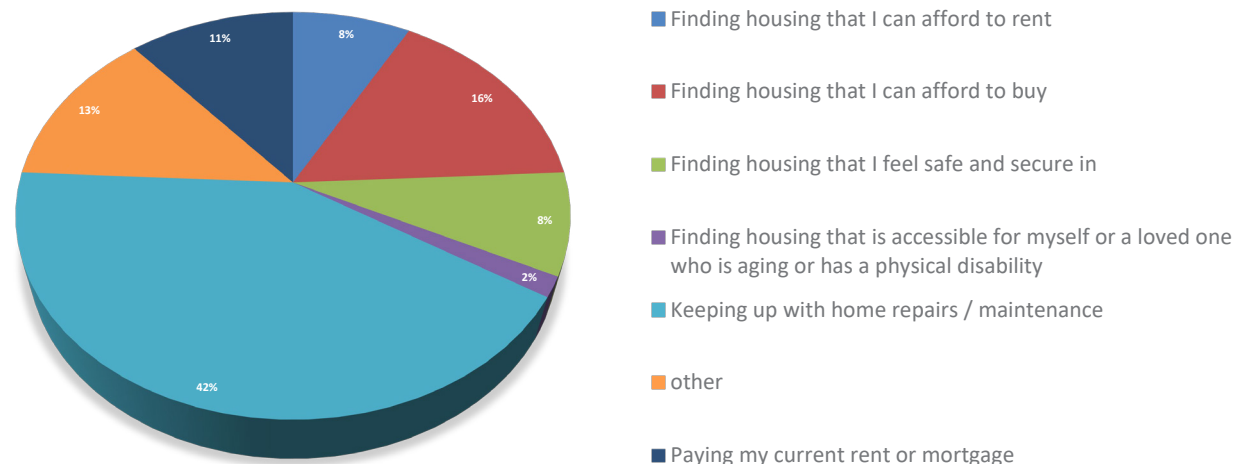


FIGURE 22. WHAT IS YOUR MOST SIGNIFICANT HOUSING CHALLENGE?

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 Manga'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. Halting development in favor of maintaining current levels of density is an impossibility. 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.



FIGURE 23. IN SUPPORT OF ADDITIONAL HOUSING TYPES? (WORDMAP)

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%

FIGURE 24. WHAT HOUSING FEATURES ARE MOST IMPORTANT TO YOU?

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 very 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.



FIGURE 25. WHAT ACTION COULD YOUR COMMUNITY TAKE? (WORDMAP)

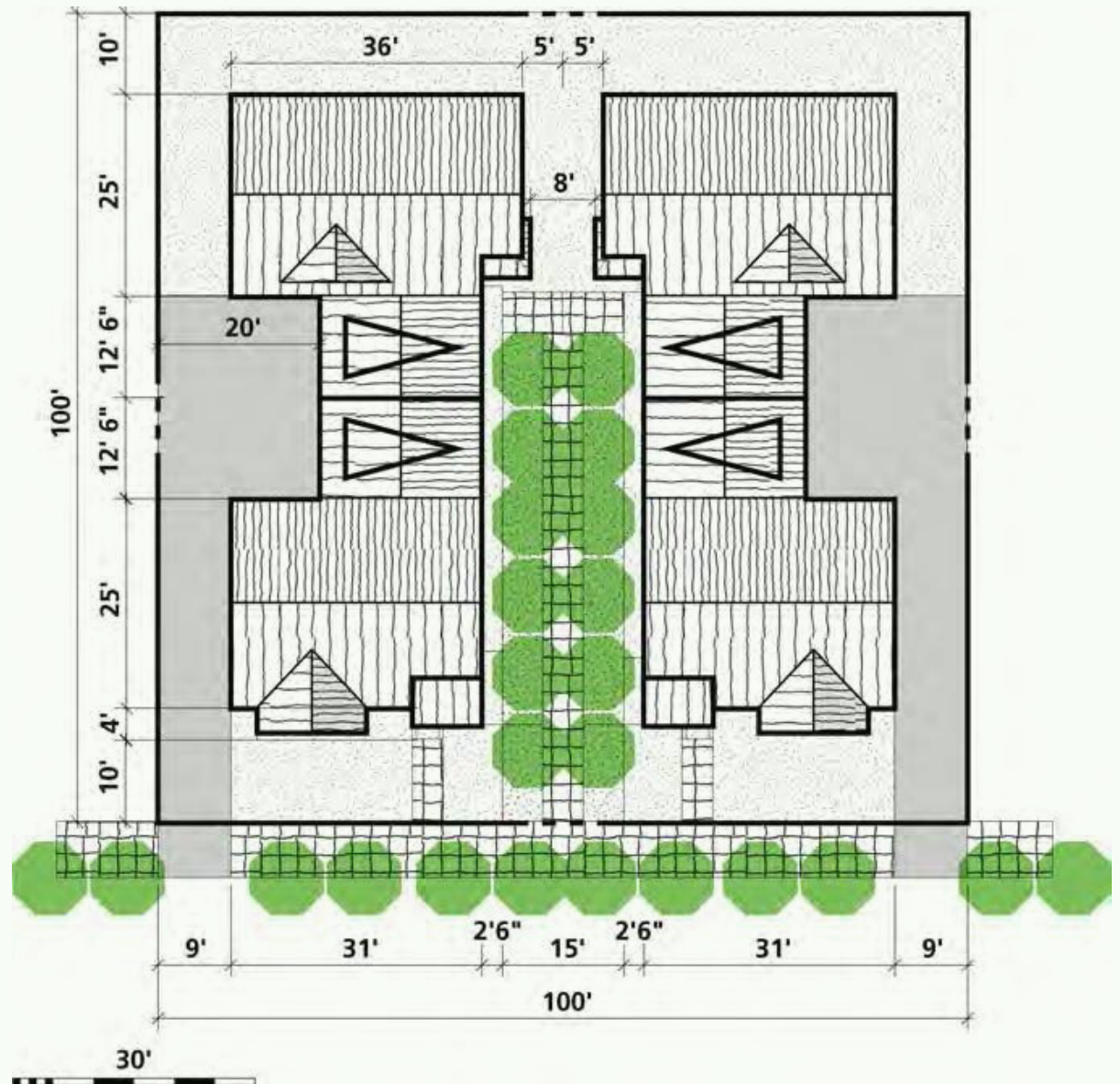
MIH EXAMPLE

COTTAGE CLUSTER

DENSITY PICTURED – 16 UNITS PER ACRE

THIS SIDE-BY-SIDE DUPLEX EXAMPLE DEMONSTRATES FOUR UNITS (1,500–1,950 SQ.FT EACH) ARRANGED AROUND A COMMON GREEN.

THESE UNITS CAN BE EITHER ATTACHED OR DETACHED, WITH THE COMMON GREEN HELD AS A COMMON TRACT. THE MASSING OF FRONT UNITS REFLECTS NEIGHBORHOOD PATTERNS OF HOUSES ON 50'-WIDE LOTS. SLIGHTLY SMALLER THAN TYPICAL LOTS IN MAGNA, BUT NEAR ENOUGH TO BLEND WITH EXISTING LOT SIZES.



COTTAGE CLUSTER HOUSING EXAMPLE ADAPTED FROM SOLUTIONS FOR ACHIEVING DENSITY AND NEIGHBORHOOD FRIENDLY DESIGN (CPBP, 2008)

An aerial, isometric architectural rendering of a dense housing development. The layout features a central courtyard area surrounded by multiple levels of housing units. The units are depicted with various hatching patterns (diagonal lines, cross-hatch, and solid grey) to represent different building materials or sections. A row of green, oval-shaped trees is planted along the bottom edge of the development. The surrounding area is shown with a light grey grid pattern, suggesting a street layout.

STRATEGIES & ACTIONS

CHARTING A PATH THAT REFLECTS AND UPDATES PREVIOUS PLANNING EFFORTS

COTTAGE COURT HOUSING EXAMPLE ADAPTED FROM SOLUTIONS FOR ACHIEVING DENSITY AND
NEIGHBORHOOD FRIENDLY DESIGN (CPBP, 2008.)

PREVIOUS STRATEGIES FROM THE 2019

CHARTING A PATH THAT REFLECTS AND UPDATES PREVIOUS PLANNING EFFORTS

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 (SO 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 therefore 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.

2022 STRATEGIES

CHARTING A PATH THAT REFLECTS AND UPDATES PREVIOUS PLANNING EFFORTS

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



CREDIT: GOOGLE MAPS STREET VIEW, 2021

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 | Completion 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/Kearns 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/Kearns Active Transportation Plan.

Benchmark | Funding sources identified compiled 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/Kearns 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/Kearns Active Transportation Plan

Benchmark | Review by planning staff of 2022 Manga/Kearns 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/Kearns Active Transportation Plan

Benchmark | Review by planning staff of 2022 Manga/Kearns 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/Kearns 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, mid-block 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

STRATEGY 1 INVEST IN MIH INFRASTRUCTURE		B. DEMONSTRATE INVESTMENT IN THE REHABILITATION OR EXPANSION OF INFRASTRUCTURE THAT FACILITATES THE CONSTRUCTION OF MODERATE INCOME HOUSING				
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	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	Review by planning staff of plan results. Prioritization of selected projects by Planning Commission and Township Council.				
	GP A.26	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	Review by planning staff of 2022 Manga/Kearns Active Transportation Plan results. Prioritization of selected projects by Planning Commission and Township Council				
	GP C.35					
Category	Bike					
Actions	GP A.14	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	Review by planning staff of 2022 Manga/Kearns Active Transportation Plan results. Prioritization of selected projects by Planning Commission and Township Council				
	GP D.14					
GOAL	IMPROVE ACCESS TO RESOURCES AND SENSE OF PLACE					
ACTIONS	GP C.19	Development of District Area Plans				
	GP C.37	Apply suggested actions and findings of recently developed Digital Infrastructure Study				
	GP D.5	Competition of a walkability study of Magna’s Commercial areas identifying impediments to walkability.				
	GP D.11	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

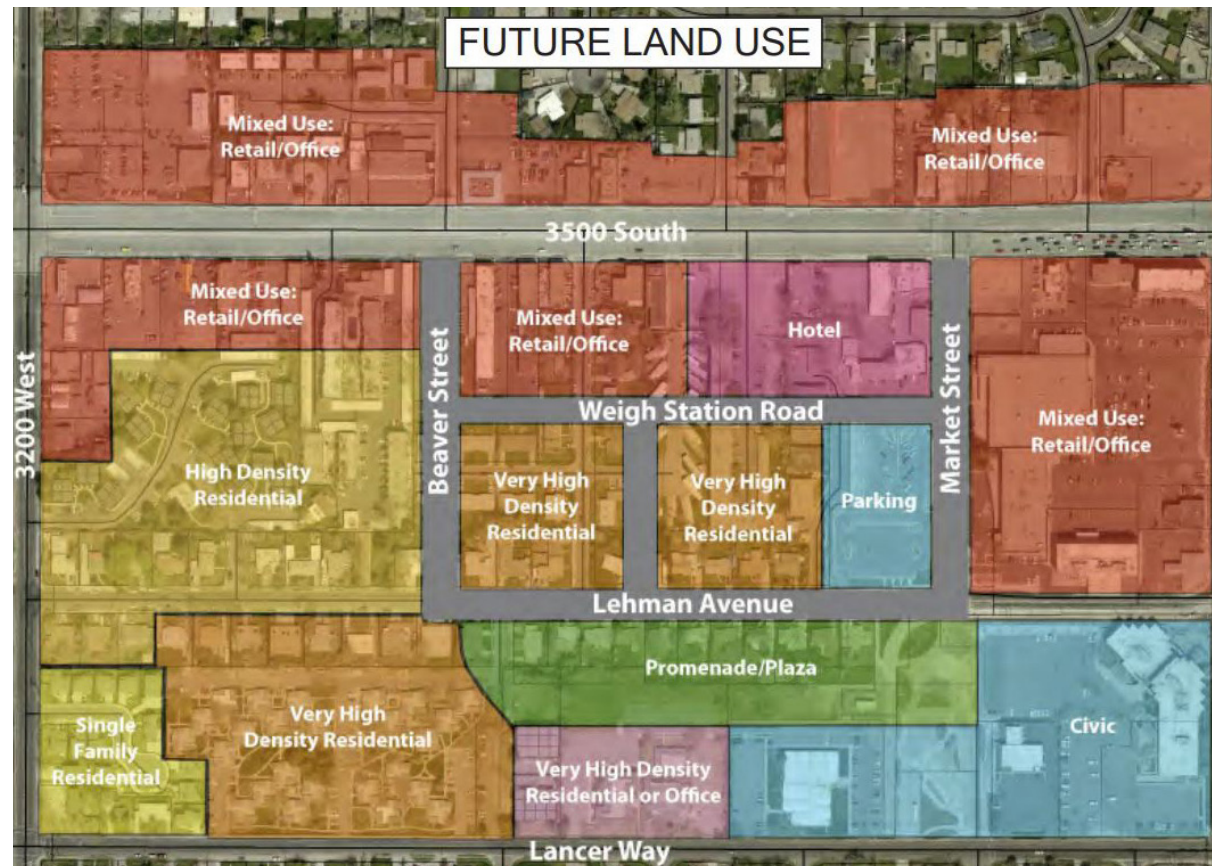
EXAMPLE / CASE STUDY

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



VISION FOR WEST VALLEY'S FAIRBOURNE STATION

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.



WEST VALLEY FAIRBOURNE STATION

- 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 WFRC 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 (WFRC) 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 WFRC 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 WFRC Regional Plan.

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 B.6	Development of District Area Plans. Adoption and application of Mixed-Use Zone Code				
	GP D.1					
	GP D.20	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					
Category	Walk					
Actions	GP D.18	Review by planning staff of plan results. Prioritization of selected projects by Planning Commission and Township Council.				
	GP D.19	Funding sources identified complied and shared between Salt Lake County Engineering, MSD Planning Staff, and Magna Metro Township Planning Commission & community Council				

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.

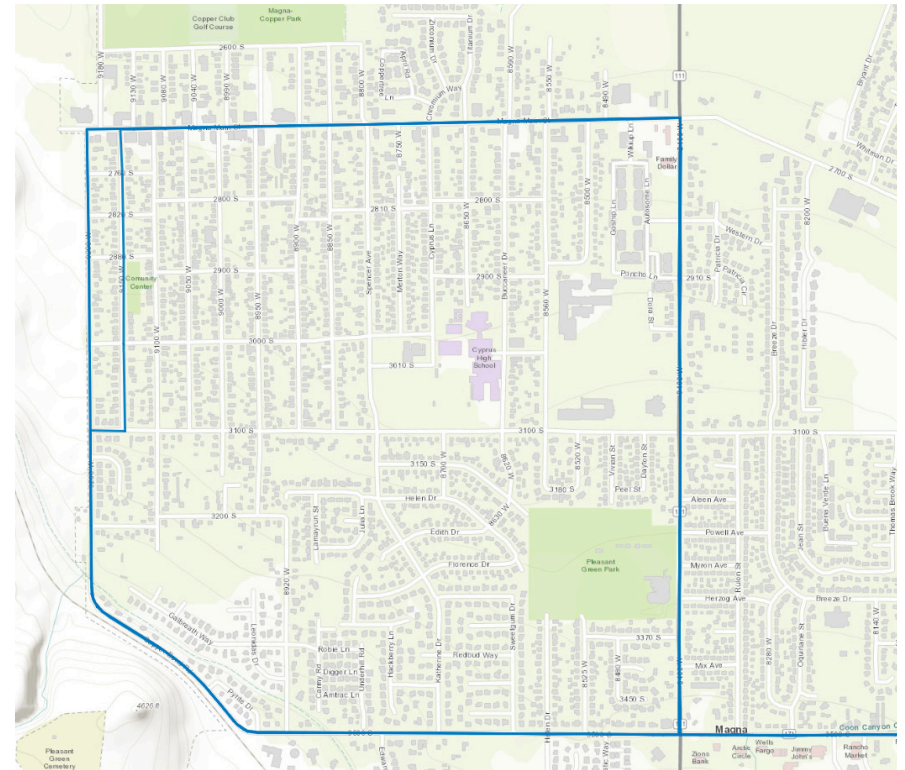
Millcreek also implemented a new neighborhood area by the TRAXlines running through the city and have since developed over 300+ apartments some of which provided as moderate income housing.

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 WFRM regional transportation plan indicates that Magna will receive 3300 South / 3500 South Corridor Core Route (15 min service) in near



MAGNA TRANSIT INVESTMENT CORRIDOR

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

GPA.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.

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	Development of District Area Plans. Adoption and application of Mixed-Use Zone Code				
	GP C.15					
	GP A.10	Development of a District Area Plan which coordinates active and passive transportation resources with commercial, residential, and public service development opportunity				
	GP A.30					
	GP A.29	Development of a District Area Plan which coordinates active and passive transportation resources with commercial, residential, and public service development opportunity				
	GP A.44					
GOAL	DEVELOP AND APPLY MIXED-USE ZONING					
Category	Walk					
Actions	GP A.5	Completion and Adoption of Municipal Land Use Code Update Project				
	GP A.31	Implementation of current development agreement established for the Catalytic Area				
	GP A.33	Development of a District Area Plan which coordinates active and passive transportation resources with commercial, residential, and public service development opportunity.				

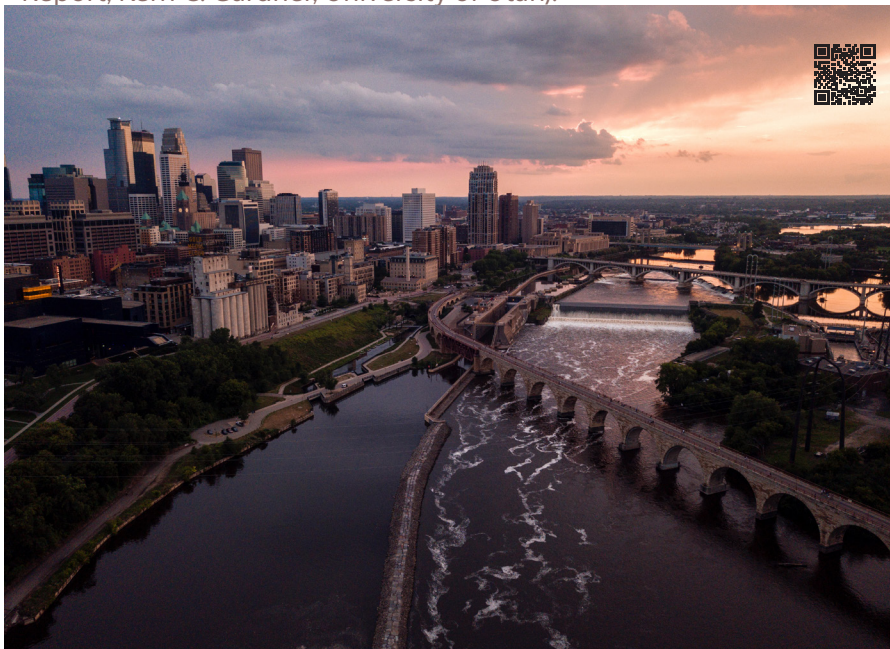
STRATEGY 4 | RDAs, CDAs, & RAs

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).



CREDIT: HAVEN LIFESTYLE WEBSITE

APPLICATION IN MAGNA

The Magna Main Street Community Development Area is an active CDA (Community Development Area) with available funding within Manga 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.

GPC.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.

GPC.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.

GPC.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.

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	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	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					
	GP C.2					
	GP C.3					
	GP C.12					
	GP C.28	Assist MMSA (Magna Main Street Alliance) it it's goal to reach 50C3 Non-Profit status.				
	GP C.27					

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.

Figure 4: Question: “When thinking about the picture(s), which of the following factors were important in deciding which would make a good addition to your neighborhood (within a five-minute walk from your house)”

	Influenced me positively	Influenced me negatively	Had no influence
It appeared to be a single-family house.	81%	6%	14%
It appeared to be a small multi-family house.	40%	37%	23%
It had a less prominent garage/parking.	30%	17%	53%
It was a large multi-family development.	15%	67%	18%

CREDIT: UTAH FOUNDATION MIDDLE HOUSING SURVEY

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



This new multi-unit residential building in Salt Lake County can fit seamlessly into a single-family neighborhood.

MULTIUNIT RESIDENTIAL BUILDING IN SALT LAKE COUNTY
CREDIT: UTAH FOUNDATION

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.

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

GPA.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

GPA.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.

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	Completion and Adoption of Municipal Land Use Code Update Project				
	GP A.8					
	GP A.11					
GOAL	DEVELOP AND APPLY MIXED-USE ZONING					
Category	Walk					
Actions	GP A.25	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	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.

STRATEGY 1 INVEST IN MIH INFRASTRUCTURE		B. DEMONSTRATE INVESTMENT IN THE REHABILITATION OR EXPANSION OF INFRASTRUCTURE THAT FACILITATES THE CONSTRUCTION OF MODERATE INCOME HOUSING				
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	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	Review by planning staff of plan results. Prioritization of selected projects by Planning Commission and Township Council.				
	GP A.26	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	Review by planning staff of 2022 Manga/Kearns Active Transportation Plan results. Prioritization of selected projects by Planning Commission and Township Council				
	GP C.35					
Category	Bike					
Actions	GP A.14	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	Review by planning staff of 2022 Manga/Kearns Active Transportation Plan results. Prioritization of selected projects by Planning Commission and Township Council				
	GP D.14					
GOAL	IMPROVE ACCESS TO RESOURCES AND SENSE OF PLACE					

ACTIONS	GP C.19	Development of District Area Plans				
	GP C.37	Apply suggested actions and findings of recently developed Digital Infrastructure Study				
	GP D.5	Competition of a walkability study of Magna’s Commercial areas identifying impediments to walkability.				
	GP D.11	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				
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 B.6	Development of District Area Plans. Adoption and application of Mixed-Use Zone Code				
	GP D.1					
	GP D.20	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					
Category	Walk					
Actions	GP D.18	Review by planning staff of plan results. Prioritization of selected projects by Planning Commission and Township Council.				
	GP D.19	Funding sources identified complied and shared between Salt Lake County Engineering, MSD Planning Staff, and Magna Metro Township Planning Commission & community Council				

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	Development of District Area Plans. Adoption and application of Mixed-Use Zone Code				
	GP C.15					
	GP A.10	Development of a District Area Plan which coordinates active and passive transportation resources with commercial, residential, and public service development opportunity				
	GP A.30					
	GP A.29	Development of a District Area Plan which coordinates active and passive transportation resources with commercial, residential, and public service development opportunity				
	GP A.44	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					
Category	Walk					
Actions	GP A.5	Completion and Adoption of Municipal Land Use Code Update Project				
	GP A.31	Implementation of current development agreement established for the Catalytic Area				
	GP A.33	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.				

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	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	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					
	GP C.2					
	GP C.3					
	GP C.12					
	GP C.28					
	GP C.27	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.				
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	Completion and Adoption of Municipal Land Use Code Update Project
	GP A.8	
	GP A.11	
GOAL	DEVELOP AND APPLY MIXED-USE ZONING	
Category	Walk	
Actions	GP A.25	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	Development of a District Area Plan which coordinates active and passive transportation resources with commercial, residential, and public service development opportunity

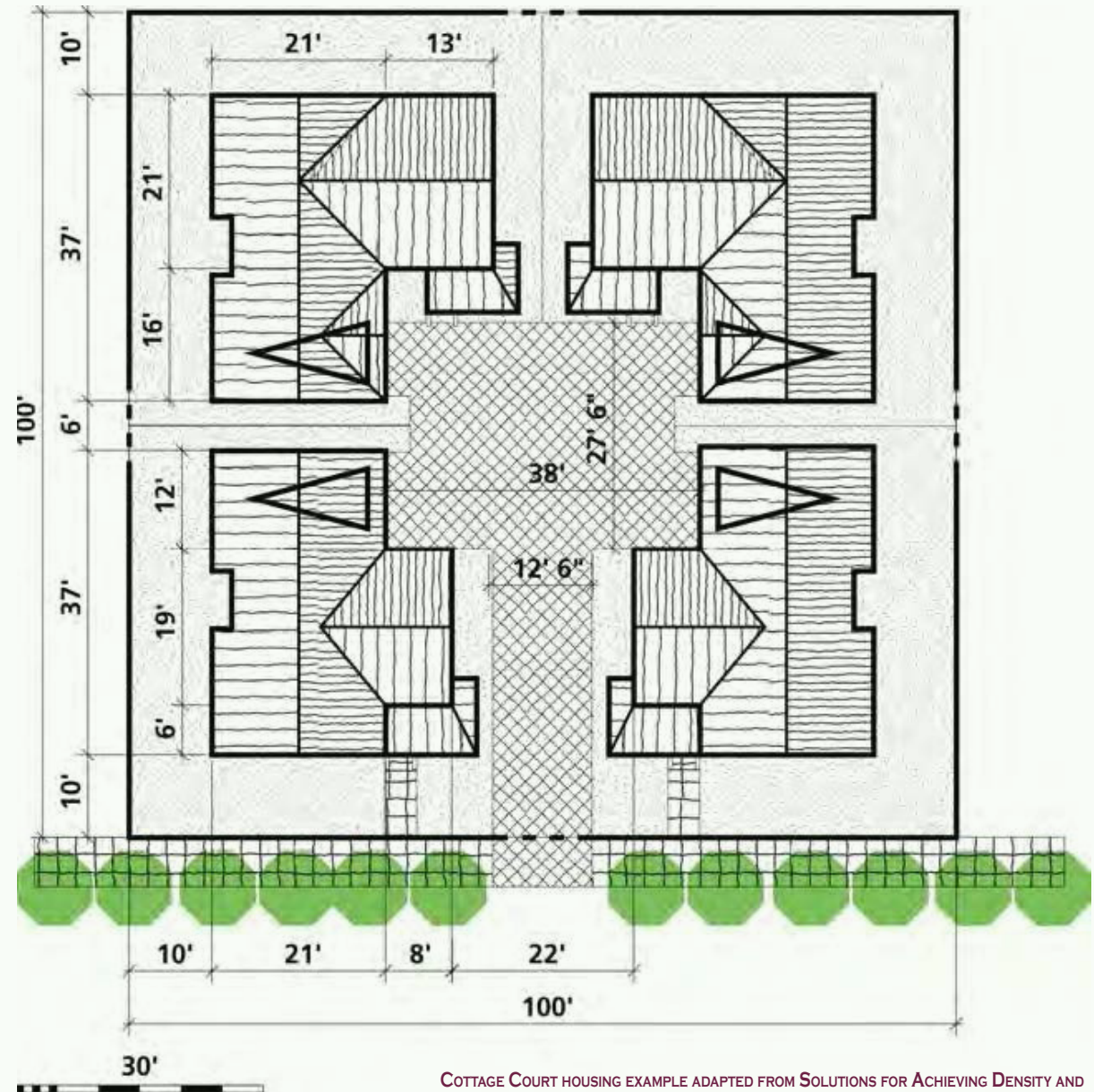
MIH EXAMPLE

COTTAGE COURT

DENSITY PICTURED – 16 UNITS PER ACRE

THIS SIDE-BY-SIDE DUPLEX EXAMPLE DEMONSTRATES FOUR OR FIVE ATTACHED OR DETACHED UNITS (1,600–1,850 SQ.FT EACH). TWO OF THESE UNITS FACE PUBLIC STREETS, GIVING THE APPEARANCE OF TWO SINGLE-FAMILY HOMES WHEN VIEWED FROM THE STREET. WITH SOME MODIFICATION, IT WOULD ALSO BE POSSIBLE TO USE THIS STREET FRONT DESIGN AS A “SHARED COURT” CONFIGURATION, WITH UNITS ON SEPARATE LOTS ORIENTED TOWARD A SHARED COURT STREET. THE SHARED DRIVEWAY USES SPECIAL PAVING, PROVIDING BOTH VEHICLE AND PEDESTRIAN ACCESS.

BECAUSE THERE IS A SINGLE ACCESS POINT, SPACE REMAINS FOR UP TO FOUR ON-STREET PARKING SPACES.



COTTAGE COURT HOUSING EXAMPLE ADAPTED FROM SOLUTIONS FOR ACHIEVING DENSITY AND NEIGHBORHOOD FRIENDLY DESIGN (CPBP, 2008.)

MAGNA METRO TOWNSHIP

Ordinance No. 22-O-07

Date: September 27, 2022

AN ORDINANCE ADOPTING AMENDMENTS TO THE MAGNA METRO TOWNSHIP MODERATE-INCOME HOUSING PLAN, A COMPONENT OF THE MAGNA METRO TOWNSHIP GENERAL PLAN

WHEREAS, the Magna Metro Township (“Magna”) is a municipality pursuant to Utah Code Ann. § 10-2a-401, *et seq*; and

WHEREAS: Utah Code 10-9a-401(3)(b) requires each Metro Township in the State of Utah, with a population of five thousand or more residents, to conduct a review of and revise the Moderate-Income Housing Plan of its General Plan by October 1, 2022; and,

WHEREAS, the Magna Metro Township Council adopted the current Moderate Income Housing Element as part of the General Plan in November of 2019; and

WHEREAS, on June 3, 2022, the Magna Metro Township Council sent notice of intent to amend the Moderate Income Housing Plan as a supplemental element of the Magna General Plan Update to affected entities; and

WHEREAS, on July 15, 2022, the Magna Planning Commission (the “Planning Commission”) sent mailed notices to affected entities to prepare recommended amendments to the Moderate Income Housing Plan as part of General Plan (collectively, the “Housing Plan”) that would address Magna’s housing and meet state requirements pursuant to Utah Code § 10-9a-403; and

WHEREAS, on September 8, 2022, the Planning Commission held a public hearing to take public comment on the Housing Element after complying with the procedures in the Act, including but not limited to the public hearing and public meeting notice requirements of Utah Code Ann. §§ 10-9a-204 and 10-9a-404; and

WHEREAS, after taking public comment on the General Plan, the Planning Commission recommended the Housing Plan to the Magna Metro Township Council with some minor amendments and instructions to staff, which have been incorporated; and

WHEREAS, on September 27, 2022, the Magna Metro Township Council held a public meeting to review the Housing Plan; and

WHEREAS, the Magna Metro Township Council has reviewed the Housing Plan as recommended by the Planning Commission and determined that it is necessary to amend the Housing Plan in the best interest of Magna and its residents.

NOW, THEREFORE BE IT RESOLVED BY MAGNA METRO TOWNSHIP COUNCIL:

1. The attached Housing Plan and all other related documents and appendices are approved.
2. The prior Magna Moderate Income Housing Plan adopted in 2019, is repealed in its entirety.
3. A copy of the Housing Plan will be filed and retained by the Magna Metro Township Clerk, Recorder, and Auditor and posted to the Magna Metro Township website.
4. If a court of competent jurisdiction determines that any of the sections, sentences, clauses, or provisions of the Housing Plan are invalid, such a ruling will not invalidate the remaining portion(s) of the Housing Plan or the General Plan.
5. An electronic copy of the Amendment “2022 Moderate Income Housing Plan” is hereby ordered to be filed with both the Wasatch Front Regional Council and the Housing and Community Development Division of the Utah Department of Workforce Services.
6. Staff is directed to identify those portions of the Magna Metro Township Code that need to be updated to conform to the Housing Element and General Plan and to recommend proposed changes to the Council.
7. This ordinance, with attachment, shall become effective fifteen (15) days after it is passed and upon promulgation through the website of Magna Metro Township or publication in a newspaper having general circulation in the Magna Metro Township.

APPROVED AND ADOPTED in Magna, Salt Lake County, Utah this ____ day of _____, 2022.

FOR THE MAGNA METRO TOWNSHIP

BY: _____
Dan W. Peay, Mayor

ATTEST:

SHERRIE SWENSEN
SALT LAKE COUNTY CLERK
METRO TOWNSHIP CLERK/RECORDER

APPROVED AS TO FORM:

PAUL H. ASHTON
METRO TOWNSHIP ATTORNEY

VOTING:

Mayor Peay voting _____

Councilmember Hull voting _____

Councilmember Pierce voting _____

Councilmember Prokopis voting _____

Councilmember Barney voting _____

Ordinance/summary published in newspaper on _____, 2022.

Effective date of Ordinance: _____.

(Complete as Applicable)

Summary of ordinance published in newspaper:

Date of publication: _____

Effective date of ordinance: _____

**SUMMARY OF
MAGNA METRO TOWNSHIP ORDINANCE NO. 22-O-07**

On September 27, 2022, the MAGNA Metro Township Council enacted Ordinance No. [22-O-07], adopting amendments to the Moderate Income Housing Plan as a supplemental element of the Magna General Plan and repealing the prior Moderate Income Housing Plan for Magna in 2019.

MAGNA METRO TOWNSHIP COUNCIL

By: DAN W. PEAY, Mayor

ATTEST

Sherrie Swenson, Clerk/Recorder

VOTING

COUNCIL MEMBER PROKOPIS	voting _____
COUNCIL MEMBER BARNEY	voting _____
MAYOR PEAY	voting _____
COUNCIL MEMBER HULL	voting _____
COUNCIL MEMBER PIERCE	voting _____

A complete copy of Ordinance No. 22-O-07 is available in the office of the Magna Metro Township Clerk, 2001 South State Street, N2-700, Salt Lake City, Utah.