

**VINEYARD
ORDINANCE 2023-04**

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, UPDATING THE CITY'S MODERATE INCOME HOUSING PLAN WITHIN THE GENERAL PLAN TO MEET THE REQUIREMENTS OF HB462 'HOUSING AFFORDABILITY AMENDMENTS', PASSED IN 2022; INTENDED TO HELP UTAH ADDRESS ITS SIGNIFICANT CHALLENGES ON HOUSING AVAILABILITY AND AFFORDABILITY; UPDATES STRATEGIES FOR MODERATE INCOME HOUSING AND PROVIDES IMPLEMENTATION ELEMENTS, WHICH INCLUDE TIMELINES WITH SPECIFIC BENCHMARKS FOR EACH CHOSEN STRATEGY REQUIRED TO BE SELECTED FROM UTAH STATE CODE 10-9A-403. VINEYARD CITY HAS A FIXED GUIDEWAY TRANSIT STATION AND THEREFORE, MUST ADOPT A MINIMUM OF FIVE (5) STRATEGIES, TO INCLUDE STRATEGY V AND EITHER STRATEGY G, H, OR Q. IF VINEYARD ADOPTS SIX (6) OF THE STATE STRATEGIES, THE CITY WILL RECEIVE PRIORITY CONSIDERATION OF SPECIFIC FUNDING FOR THE FOLLOWING YEAR AFTER THE ANNUAL REPORT SUBMISSION. THIS ORDINANCE MEETS THOSE REQUIREMENTS WHICH WERE COMMUNICATED TO THE CITY BY THE DEPARTMENT OF WORKFORCE SERVICES; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the significant growth experienced by the City and by the State as a whole requires municipalities, metro townships, and counties by law to plan for moderate income housing; and,

WHEREAS, the City has updated the General Plan to ensure compliance with State Code; to fully reflect a determination to create an opportunity for a variety of housing to meet the needs of people of various income levels living, working, or desiring to live or work in the community; while also allowing people of various incomes to benefit from and fully participate in all aspects of neighborhood and community life; and,

WHEREAS, the General Plan sets vision statements, goals, and action strategies for moderate income housing that will be implemented through the Vineyard Zoning and Subdivision Ordinances, financial resources leveraged by the City, development community, and state and federal grants; and,

WHEREAS, the Planning Commission held a public hearing on February 1, 2023, and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council on February 1, 2023; and,

WHEREAS, the Vineyard City Council reviewed the proposed updated General Plan and considered the recommendations of the Planning Commission, evidence and testimony presented by City staff and other interested parties.

NOW THEREFORE, be it ordained by the Council of the Vineyard, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “9.08.010 Goal 1” of the Vineyard General Plan is hereby *amended* as follows:

AMENDMENT

9.08.010 Goal 1

PROVIDE OPPORTUNITIES FOR MODERATE INCOME HOUSEHOLDS TO PURCHASE ATTAINABLE HOUSING TO SUPPORT THE ECONOMIC VITALITY OF THE COMMUNITY.

1. **STRATEGY 1:** Identify and work with affordable housing programs like the Housing Authority of Utah County that will assist moderate income households in being able to purchase homes through voucher programs and discounts.
2. **STRATEGY 2:** Increase the availability of affordable single-family units by identifying areas that will be best suited for moderate income housing and incentivizing developers to undertake these projects.
3. **STRATEGY 3:** Incentivize the development of a range of housing types, including attached dwellings and multi-family units for purchase by streamlining development processes for units that will be affordable to moderate income households.
4. **STRATEGY 4:** Ensure that future regulations do not inhibit the development of moderate-income housing in appropriate locations and that the necessary infrastructure is available to support these projects.
 - a. ~~**STRATEGY 5:** Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality. **STRATEGY 6:** 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 the 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.~~
5. **STRATEGY 5:** 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 the 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.

SECTION 2: **AMENDMENT** “9.08.020 Goal 2” of the Vineyard General Plan is hereby *amended* as follows:

AMENDMENT

9.08.020 Goal 2

ENCOURAGE AND PROMOTE AFFORDABLE HOUSING DEVELOPMENTS BY INCENTIVIZING DEVELOPERS TO BUILD THIS TYPE OF HOUSING.

1. **STRATEGY 1:** Establish developer incentives that promote the construction of a variety of housing types including smaller, affordable units.
2. **STRATEGY 2:** Adopt ordinances which allow for a variety of residential areas and building types providing for a range of housing alternatives and densities to meet the needs of a diverse population.
3. **STRATEGY 3:** Reduce, waive, or eliminate impact fees related to moderate income housing.
 - a. The city will commission a study which will include analyzing reductions of impact fees for moderate income housing units by the end of 2024.
4. **STRATEGY 4:** Develop and adopt a station area plan in accordance with Section 10-9a-403.1 of Utah State Code.
 - a. The city will choose a consultant by the end of first quarter 2023.
 - b. The planning process for this project will initiate at the end of the second quarter of 2023.

SECTION 3: **AMENDMENT** “9.08.030 Goal 3” of the Vineyard General Plan is hereby *amended* as follows:

AMENDMENT

9.08.030 Goal 3

PROVIDE THE FRAMEWORK FOR THE SUCCESSFUL INTEGRATION OF A

MIX OF HOUSING TYPES IN THE COMMUNITY'S VARIOUS NEIGHBORHOODS.

1. **STRATEGY 1:** Identify sites to consider for affordable housing development, including higher density housing on smaller lot sizes to offer a mix of housing options that appeal to a variety of population demographics.
2. **STRATEGY 2:** Introduce and integrate rental units and moderate- income housing into neighborhoods by allowing higher-density development to act as a buffer between commercial and lower density, more affluent single-family residential areas.
3. **STRATEGY 3:** Encourage an appropriate mix of housing types and styles and require appropriate code compliance and property maintenance to sustain neighborhood individuality, quality and appearance.
4. **STRATEGY 4:** 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.
 - a. The city will work with the property owners of the Vineyard Downtown District to develop the infrastructure needed to support multi-family housing by the end of 2023.
5. **STRATEGY 5:** Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
 - a. The city will amend the zoning code to allow for mobile housing types intended for long-term placement to be utilized as accessory dwelling units by the end of 2025. These mobile housing types must adhere to a permanent foundation.
6. **STRATEGY 6:** 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 owner vehicle, such as residential development near major transit investment corridors or senior living facilities.
 - a. The city will commission a city-wide parking study to analyze parking rates and provide recommendations for parking reductions to the City Council by the end of 2026. Carrying out this study will require approval of funding.
7. **STRATEGY 7:** Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.
 - a. The city was successful in receiving the HTRZ designation from the State of Utah. Moving forward, the city will set up an HTRZ Board to oversee, manage, and analyze the project to ensure that 11% of the units are deed restricted to provide moderate income housing. This board shall be established by the end of 2023.

SECTION 4: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 5: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

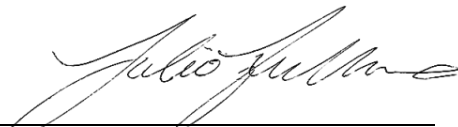
SECTION 6: EFFECTIVE DATE This Ordinance shall be in full force and effect from February 8, 2023 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL FEBRUARY 08, 2023.

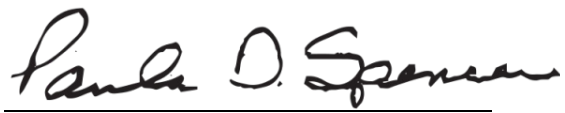
	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Tyce Flake	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Amber Rasmussen	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Mardi Sifuentes	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Cristy Welsh	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



Julie Fullmer, Mayor, Vineyard



Pamela Spencer, City Recorder,
Vineyard

